



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: October 28, 2014

DATE: October 8, 2014
TO: Board of County Commissioners
FROM: Sandra Monsalvè, AICP, Senior Planner, Planning and Development
Community Services Department, 328-3608, smonsalve@washoecounty.us
THROUGH: William H. Whitney, Division Director, Planning and Development
Community Services Department, 328-3617, bwhitney@washoecounty.us
SUBJECT: Public hearing to affirm the findings of the Planning Commission and adopt Master Plan Amendment Case Number MPA14-002 (Village Green Commerce Center Specific Plan) – To amend Appendix D, Village Green Commerce Center Specific Plan, within the Spanish Springs Area Plan to (1) remove Assessor's Parcel Number 534-561-09 (located at 365 Calle De La Plata) from the Specific Plan and modify the maps, buffering and other development standards and phasing of the remaining properties; and (2) re-designate the Master Plan category of APN 534-561-09 from Industrial (I) to Rural Residential (RR); and (3) make the appropriate changes on all Spanish Springs Area Plan maps related thereto. To reflect changes requested and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan and the Village Green Commerce Center Specific Plan are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments. The subject property is located 365 Calle De La Plata, (Spanish Springs), and is within Portions of SE ¼ Section 23, & NE ¼ Section 26, T21N, R20E, MDM, Washoe County, NV. (APN: 534-561-09).

And if approved,

Authorize the Chair to sign a Resolution to adopt the amendments to the Spanish Springs Area Plan after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission. (Commission District 4.)

SUMMARY

The applicant, STN 365 Calle Group, LLC, has submitted a Master Plan Amendment (MPA14-002) requesting to:

- Remove Assessor's Parcel Number 534-561-09 (located at 365 Calle De La Plata) from the *Village Green Commerce Center Specific Plan*

AGENDA ITEM # 39

(Appendix-D of the Spanish Springs Area Plan), in addition to modifying the maps, buffering and other development standards and phasing of the remaining properties; and,

- To re-designate the Master Plan category of APN 534-561-09 from Industrial (I) to Rural Residential (RR);

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

Planning Commission:

On September 16, 2014, the proposed amendment to the Spanish Springs Area Plan was presented to the Washoe County Planning Commission (PC) as a public hearing item. After a brief question and answer period, a motion was made by Commissioner Chvilicek and seconded by Commissioner Chesney to adopt the request, and passed unanimously by a vote of six (6) to zero (0), one absent. (The amendment required a super-majority (2/3) vote by the Planning Commission to adopt)

Spanish Springs Citizen Advisory Board:

The proposed master plan amendment was reviewed at the Spanish Springs Citizen Advisory Board on July 9 and September 10, 2014. After a brief question and answer period from the CAB members, the public, and Washoe County staff, the CAB members took action to recommend that the Planning Commission approve the proposed master plan amendment to Rural Residential (RR) from Industrial (I).

Neighborhood Meetings:

In accordance with the provisions stated in NRS 278.210.2, the applicant conducted two neighborhood meetings prior to the Master Plan Amendment being scheduled before the Planning Commission.

Two neighborhood meetings were held for the subject property of this amendment request, taking place on July 21, 2014 and September 10, 2014 at the Spanish Springs Library. The applicant provided information to the public, and Washoe County staff reviewed the amendment process at both meetings; there were no negative comments or concerns raised by the community.

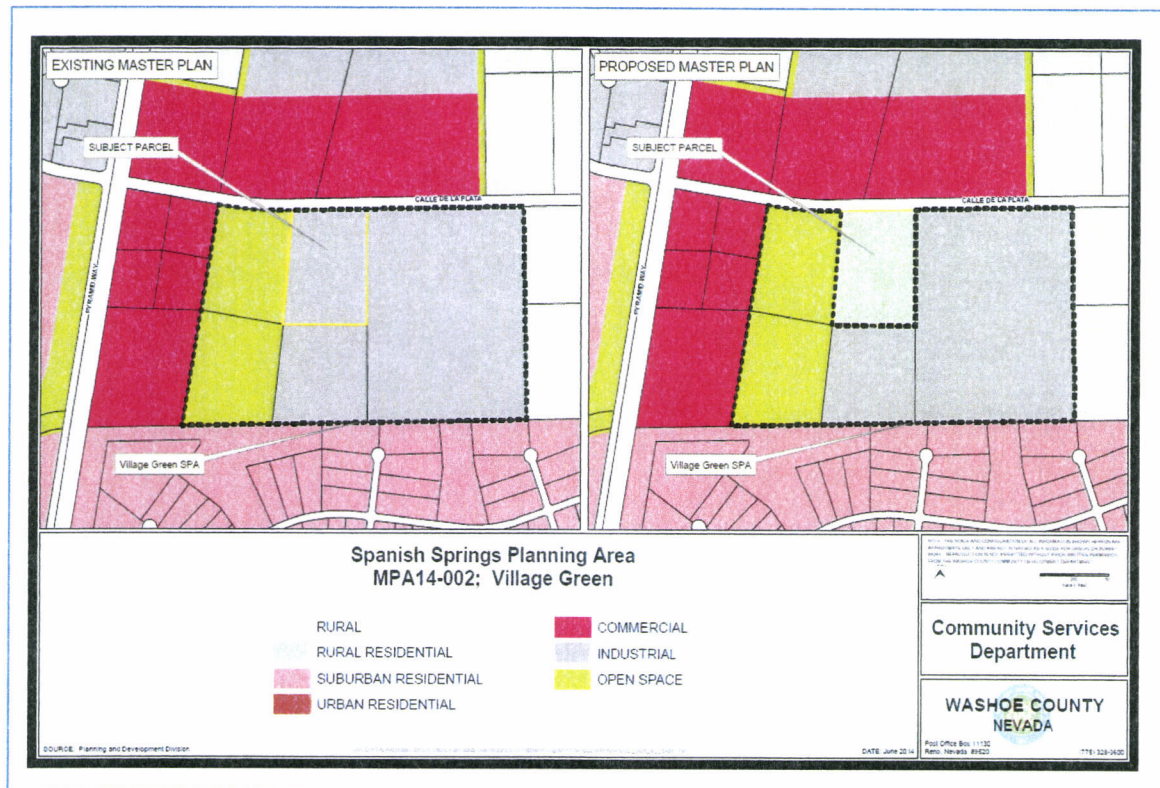
BACKGROUND

During the economic downturn the Village Green Commerce Center Specific Plan properties became bank-owned due to the property owner(s) filing for bankruptcy. Subsequently, there are new property owners which have various development proposals for the Specific Plan properties. The owner of the subject property does not anticipate this property developing as part of the approved *Village Green Commerce Center*

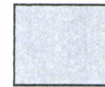
Specific Plan, and would like to remove it entirely from the Plan area, and maintain the existing single-family residence on the property.

Prior to the adoption of the *Village Green Commerce Center Specific Plan*, the property had already been developed with a single-family residence that subsequently became a legal, non-conforming use due to the adoption of the Specific Plan, which resulted in the rezoning of the property to Industrial (I). By amending the Master Plan from Industrial (I) to Rural Residential (RR), and subsequently amending the Regulatory Zone from Industrial (I) to Medium Density Rural (MDR), the property will come back into conformance with the rural residential use type occurring on the property today.

Existing and Proposed Master Plan Category



Existing Master Plan Category: Industrial (I)



Proposed Master Plan Category: Rural Residential (RR)



Again, the Washoe County Planning Commission voted unanimously to adopt the Master Plan amendment at the meeting of September 16, 2014. The Planning Commission made the following findings in support of their adoption in accordance with Washoe County Development Code Section 110.820.15 and the findings as listed and in accordance with the Spanish Springs Area Plan, Policy SS.17.1 and Policy SS.17.2 for Plan Maintenance:

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. The proposed amendment will not affect the location, purpose and mission of the military installation;

And,

Findings of Policy SS.17.1 (a)(b)(c) of the Spanish Springs Area Plan

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

And,

Findings of Policy SS.17.2 (a) through (i) of the Spanish Springs Area Plan

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- c. For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area. (N/A)
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.
- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.
- h. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.
- i. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

FISCAL IMPACT

There is no fiscal impact associated with this amendment request.

RECOMMENDATION

It is recommended that the Board of County Commissioners affirm the findings of the Planning Commission and adopt Master Plan Amendment Case Number MPA14-002 (Village Green Commerce Center Specific Plan) – To amend Appendix D, Village Green Commerce Center Specific Plan, within the Spanish Springs Area Plan to (1) remove Assessor's Parcel Number 534-561-09 (located at 365 Calle De La Plata) from the Specific Plan and modify the maps, buffering and other development standards and phasing of the remaining properties; and (2) re-designate the Master Plan category of APN 534-561-09 from Industrial (I) to Rural Residential (RR); and (3) make the appropriate changes on all Spanish Springs Area Plan maps related thereto. To reflect changes requested and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan and the Village Green Commerce Center Specific Plan are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments. The subject property is located 365 Calle De La Plata, (Spanish Springs), and is within Portions of SE ¼ Section 23, & NE ¼ Section 26, T21N, R20E, MDM, Washoe County, NV. (APN: 534-561-09).

It is further recommended that the Board authorize the Chair to sign a Resolution to adopt the amendments to the Spanish Springs Area Plan after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

POSSIBLE MOTION

Should the Board agree with the recommendation, a possible motion would be:

“Move to affirm the findings of the Planning Commission and adopt Master Plan Amendment Case Number MPA14-002 (Village Green Commerce Center Specific Plan) – To amend Appendix D, Village Green Commerce Center Specific Plan, within the Spanish Springs Area Plan to (1) remove Assessor’s Parcel Number 534-561-09 (located at 365 Calle De La Plata) from the Specific Plan and modify the maps, buffering and other development standards and phasing of the remaining properties; and (2) re-designate the Master Plan category of APN 534-561-09 from Industrial (I) to Rural Residential (RR); and (3) make the appropriate changes on all Spanish Springs Area Plan maps related thereto. To reflect changes requested and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan and the Village Green Commerce Center Specific Plan are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments. The subject property is located 365 Calle De La Plata, (Spanish Springs), and is within Portions of SE ¼ Section 23, & NE ¼ Section 26, T21N, R20E, MDM, Washoe County, NV. (APN: 534-561-09). It is further moved that the Board authorize the Chair to sign a Resolution to adopt the amendments to the Spanish Springs Area Plan after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.”

Attachments:

- Exhibit A: Washoe County Commission Adopting Resolution
- Exhibit B: Washoe County Planning Commission Adopting Resolution 14-18
- Exhibit C: Planning Commission Staff Report
- Exhibit D: Draft Planning Commission Minutes from September 16, 2014 Meeting
- Exhibit E: Proposed Master Plan Maps

cc:

- Property Owner/Applicant:
 - STN 365 Calle Group, LLC, Attn: Randy Kuckenmeister, 3860 GS Richards Blvd., Carson City, NV 89703
- Other Persons to be contacted:
 - Mr. Chris Coombs, 3860 GS Richards Blvd., Carson City, NV 89703.



WASHOE COUNTY COMMISSION

1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

RESOLUTION ADOPTING THE AMENDMENT TO THE SPANISH SPRINGS AREA PLAN (MPA14-002, VILLAGE GREEN COMMERCE CENTER), A PART OF THE WASHOE COUNTY MASTER PLAN

WHEREAS,

- A. Applicant STN 365 Calle Group, LLC applied to the Washoe County Planning Commission for adoption of amendments to the Spanish Springs Area Plan, Appendix D, Village Green Commerce Center Specific Plan, removing Assessor's Parcel Number 534-561-09 (located at 365 Calle De La Plata) from the Specific Plan; modify the maps, buffering and other development standards and phasing of the remaining properties; re-designate the Master Plan category of APN 534-561-09 from Industrial (I) to Rural Residential (RR); and make the appropriate changes on all Spanish Springs Area Plan maps related thereto as set forth in Exhibit hereto;
- B. On September 16, 2014, the Washoe County Planning Commission held a duly noticed public hearing and determined that it had given reasoned consideration to the information it had received regarding the proposed Master Plan amendment and unanimously approved the request for adoption; and in connection therewith made the following findings as required by Spanish Springs Area Plan Policies SS.17.1 (a),(b), (c) and 17.2 (a) through (h), and Washoe County Code 110.812.15:
 - 1. The amendment will further implement and preserve the Vision and Character Statement;
 - 2. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan, and
 - 3. The amendment will not conflict with the public's health, safety or welfare.
 - 4. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs; by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies;

5. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the unincorporated Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination;
6. For residential land use intensifications the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS 1.2;
7. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission;
8. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification;
9. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2;
10. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission

upon request of the Washoe County Board of Trustees;

11. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
 12. The proposed amendment will provide for land uses land uses which are compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
 13. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
 14. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation;
 15. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services, and
 16. The proposed amendment will not affect the location, purpose and mission of any military installation.
- C. The adopted master plan amendments were referred to this Board pursuant to NRS 278.220 and WCC 110.820.30 to affirm, reverse, or modify the findings of the Planning Commission and adopt such parts thereof as may practicably be applied to the development of the county;
- D. This Board held a duly noticed public hearing on October 28, 2014 to consider adopting the Master Plan Amendments and desires to adopt them as specified in Attachment A to this Resolution; and
- E. Under NRS 278.0282, before this adoption can become effective, this Board must submit the proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms to the Comprehensive Regional Plan;

NOW THEREFORE BE IT RESOLVED,

1. That this Board of County Commissioners affirms the findings of the Planning Commission and hereby ADOPTS the amendments to the Spanish Springs Area Plan MPA 14-002 (Village Green Commerce Center), as provided in the maps, and revised Appendix D attached hereto.

2. This Resolution shall forthwith be filed with the Regional Planning Commission as an application for processing and a determination under NRS 278.0282 and the rules of the Regional Planning Governing Board. All decisions to seek reconsideration, appeal or judicial review must be referred to this Board for a decision. If a final determination is received from the Regional Planning Commission or Regional Planning Governing Board or a court of competent jurisdiction that these Master Plan Amendments conform to the Comprehensive Regional Plan, this Resolution shall, without further review or action by the Board, be executed by the Board Chairman and immediately filed with the County Clerk under NRS 278.0235 as a final action and the Director of the Planning and Development Division shall take all actions necessary to implement it. Otherwise, this Resolution shall have no effect.

ADOPTED on October 28, 2014, to be effective only as stated above.

WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Chairman

ATTEST:

Nancy Parent, County Clerk

VILLAGE GREEN COMMERCE CENTER

SPECIFIC PLAN

DESIGN STANDARDS HANDBOOK



May 15, 2014

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I. Introduction

Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (AP #'s 534-561-06, 07, 08, and 10) consists of 70.08 ± acres. As shown in Figure 1 (below), 20.76 ± acres are used for the flood sedimentation basin, with the remaining 49.32 ± acres located further east along Calle de la Plata.

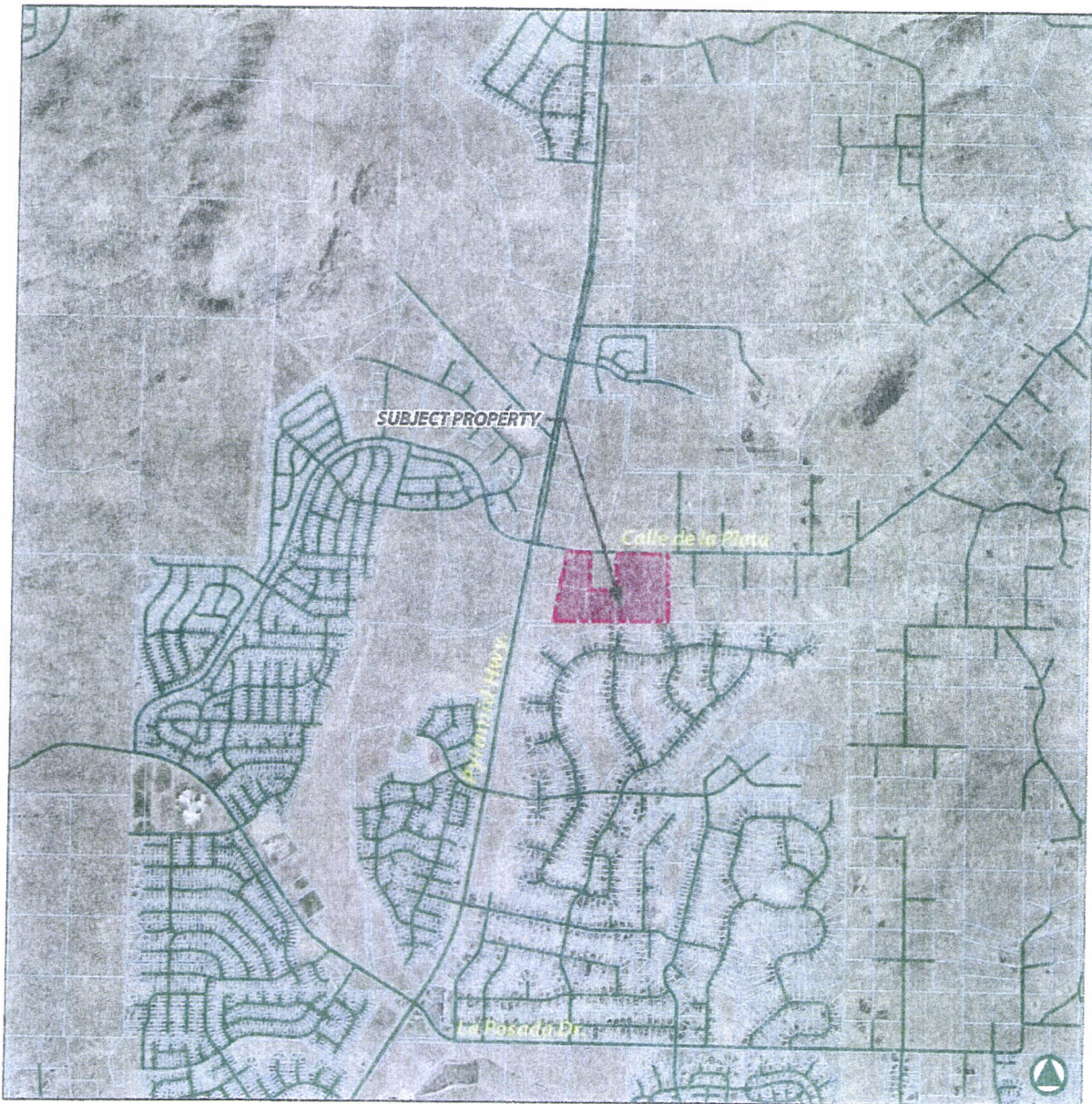


Figure 1 - Location Map

Project Concept/Description

Village Green Commerce Center is envisioned to be an environmentally sensitive Business & Industrial Park that creates a stronger employment base within the Spanish Springs valley.

Purpose of a Specific Plan:

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the comprehensive plan by requiring or permitting large scale planning in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

Specific Plan Goals:

The following specific goals for the Village Green Commerce Center are implemented with the standards in this handbook.

I. Protect the Natural Environment:

Goal 1: To promote environmental stewardship by using Green building concepts, and renewable energy resources.

II. Create commerce and diverse development patterns:

Goal 2: To promote community sustainability by providing a mix of employment that serves the growing population of Spanish Springs and reduces commutes out of the valley.

Goal 3: To promote economic diversity in the Spanish Springs Valley by providing higher than average wage employment.

III. Energy Conservation:

Goal 4: To promote a high quality project with western themed architecture using energy efficient building concepts and environmentally friendly site design.

IV. Infrastructure:

Goal 5: Village Green Commerce Center will bring major elements of public facility plans to fruition which include the construction of an arterial roadway (Calle de la Plata), providing a flood control basin, and completing a planned signalized intersection.

II. Development Standards

Village Green Commerce Center focuses development through design standards. The standards offer little flexibility in terms of architectural quality, required landscaping, streetscape treatments, and similar standards. The Development Standards ensure compatibility with adjacent uses, relate to the surrounding environment, provide proportional sizes/arrangements of buildings, ensure adequate parking and provide project amenities.

Standards Not Addressed

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittals.

Land Use Classifications

Village Green Commerce Center includes a mix of a renewable energy producing Business Park & Industrial land uses to promote commerce and new employment within the Spanish Springs Valley.

The uses in the Industrial (I) regulatory zone are subject to the Industrial uses within the Spanish Springs Area Plan Table of Allowed Uses with the following exception: Renewable Energy Production (excluding geothermal and petroleum) for on-site use is allowed within the Specific Plan.

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Specific Plan Land Use

Land uses in Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility, and Open Space. There is no further definition of land use designations or sub-categories thereof. All of the uses are permitted subject to the standards and conditions outlined within this Handbook.

The sedimentation basin parcels (AP #'s 534-561-06 and 07) are limited to public facility uses only. These parcels shall meet Public Facility regulations in the Spanish Springs Area Plan and Washoe County Development Code. Figure 2 (below) shows the Specific Plan Land Uses and the surrounding area land uses in the immediate area.

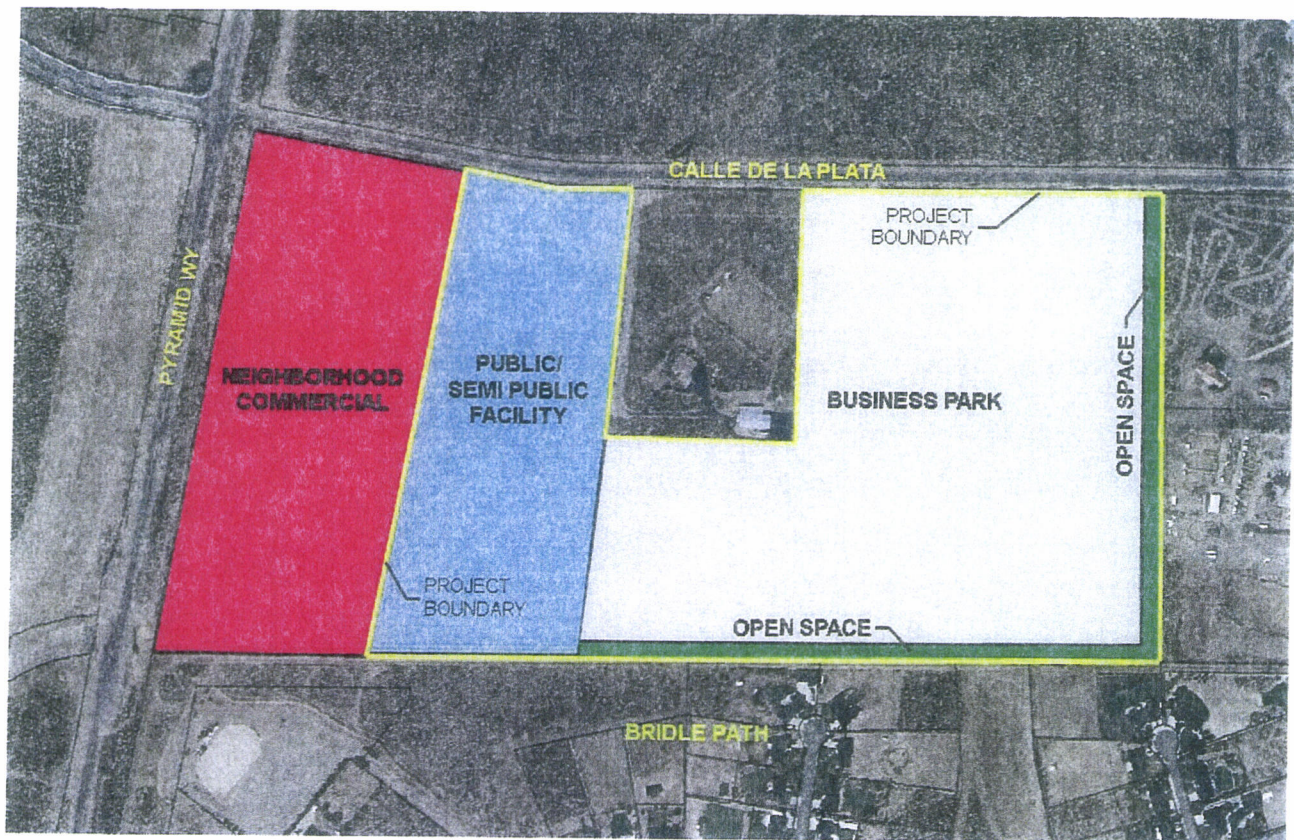


Figure 2 – Specific Plan Land Uses

Transportation Infrastructure

Calle de le Plata is a planned arterial street in the Street & Highways System Plan. That map identifies future transportation needs based on the relationship of land use and transportation facilities in the Regional Transportation Commission (RTC) modeling. Village Green Commerce Center includes land uses that compliment the planned infrastructure and capacity created in this arterial street and signalized intersection at Pyramid Highway. This intersection is identified with the most significant investment in public infrastructure for the entire area north of Eagle Canyon Drive for the long range regional plans.

Site Planning

Setbacks:

The setback standards are intended to complement adjacent properties, and promote a uniform streetscape along Calle de la Plata.

Table 1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table 1 – Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	20 feet
South	50 Feet (includes a buffer) ¹
West	5 feet
East	50 feet (includes a buffer) ¹

¹See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

Additional Setback Requirements:

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

Building Height

- Maximum building height shall be 35' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence.
- Building height is measured per the definitions in the Washoe County Development Code.

Parking:

- Parking shall be provided per the requirements in Article 410 of the Washoe County Development Code.
- Any use not defined by Article 410 of the Washoe County Development Code shall be subject to the reasonable interpretation by the Administrator.
- Joint non-concurrent use of parking facilities shall be permitted with approval by the Administrator, which cannot be unreasonably withheld.
- A reciprocal parking agreement(s) may be recorded over the property encompassing all uses within the project boundaries.
- When future building permits and/or Administrative Permits are proposed, the applicant shall provide documentation to the Department of Community Development that parking will meet Washoe County code requirements.

Trash Enclosures

- All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure. A 6' (foot) minimum height shall be required to fully screen trash dumpsters.
- Trash enclosures colors shall match the primary colors of the building in which they serve.
- A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.
- Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).
- Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

Circulation & Sidewalks

Pedestrian access and circulation standards are to create a pedestrian friendly environment that is safe and efficient with obvious connections to major building entrances and destinations.

- A minimum 5' (foot) wide sidewalk is required along the project's Calle de la Plata frontage, providing a connection with neighborhood commercial properties to the west. The sidewalk

VILLAGE GREEN COMMERCE CENTER

may either meander within the 20' (foot) required landscape setback or parallel the right-of-way.

- Sidewalks shall be provided adjacent to primary building entrances and are required to meet applicable ADA standards.
- Ownership and maintenance of internal paths/walks shall be the responsibility of the Master Developer or the subsequent tenant or owners association.

Fences & Walls

- Maximum fence height for any perimeter fencing shall be 6' (feet). Perimeter fencing may consist of wood, vinyl, split-rail, or masonry. Chain link fencing is prohibited along the perimeter of the project. Solid fencing is prohibited for use in the buffer areas. Perimeter refers to the exterior boundaries of the site, not internal lots.
- Fencing within the front yard of any lot, or along the Calle de la Plata frontage is prohibited.
- Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.
- A minimum 5' (foot) planter area must be provided adjacent to any fence in excess of 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence (i.e. vines, columnar trees).
- Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

- Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls and overhangs.
- Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.
- Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited for all other hours.

Architecture

Village Green Commerce Center architecture promotes a western theme adopted in the Spanish Springs Area Plan and accentuated with the "Virginia City" theme shown in the photos in Figure 4. The architectural standards below apply to all uses and buildings within the Business Park area.

General Guidelines

- Primary building entries shall be identifiable and accessible. Major building entries shall be highlighted by features such as overhangs, awnings, trellises, or special plantings/planters.
- Stylized façade treatments that complement the intended architectural character shall be permitted.
- Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.
- Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building's overall appearance.
- Figures 3 (next page) and 4 (following page) show renewable energy building elements and the western theme styles proposed for the Village Green Commerce Center. These are provided for illustrative purposes, however, the general features of these illustrations shall be permitted in the project. Final elevations and architecture will vary but must comply with the Design Standards included with this handbook.

Energy Efficient Tenant Criteria

Following are Energy Efficient Building Design Standards. All buildings within the project shall include at a minimum:

- R20 Insulated Walls
- R50 Insulated Ceilings
- Electric Hydronic Heat
- Electric Cooling
- Cement Floors to be insulated and include hydronic coils

VILLAGE GREEN COMMERCE CENTER

- Rent incentives will be provided to tenants that consume a minimum amount of electricity per month.



Figure 3 – Renewable Energy Building Features

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Figure 4 – Virginia City Western Theme Building Architecture

Building Massing and Form

- All buildings must consider pedestrian scale. Buildings should provide articulation and dimension to add visual interest, windows (real or false) to break-up large building masses.
- Building exterior walls shall include some of the following elements:
 - Design that gives the appearance of multiple structures when functionally possible.
 - Offsetting building planes through wall step backs.
 - Treatment with materials to ensure visual interest.
 - Clustering small-scale elements such as planter walls, pilasters, and columns around the major form.
- Rear and side elevations on small stand-alone structures shall include articulation and wall treatments related to the primary façade when visible from Calle de la Plata.
- Rear or side facades on larger buildings or multi-tenant buildings should include the same design elements as the front façade and facades abutting public rights-of-way.
- Measures to address side and rear articulation will include the use of varied colors, architectural articulation such as pillars, posts, awnings, and trellises.
- Theme structures and signage along with building and roof forms will promote the western theme envisioned in the SSAP and Virginia City photos.

Mechanical Equipment

- Exterior mechanical equipment shall be designed and maintained in an orderly, compact manner. Equipment colors shall blend with the building architecture or blend with the natural background, as appropriate.
- All roof-mounted equipment shall be screened with use of parapet walls, or screens including color(s) of the primary structure including the rear of stationary solar panels. Non stationary roof-mounted photo voltaic solar panels shall be exempt from this standard.
- Exterior mounted electrical equipment shall be located where it is screened from public view. It shall not be located on the public street side of any building unless screened with a wall or non-deciduous plantings.
- Solar panels used to generate renewable energy sources are not subject to these standards.

Building Materials

- On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade.
- Larger buildings may use concrete tilt-up design with articulation techniques such as bump-outs, faux pillars, or trellises. Building entrances shall include overhangs, awnings, trellises, or similar elements to identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged.
- Materials shall blend existing buildings within the project to provide some level of overall consistency.
- Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.
- Long, unbroken expanses of concrete or glass are discouraged. These are not consistent with the theme identified in the "Virginia City" buildings.

Signs

- All signs located within the Village Green Commerce Center shall conform to Article 504 of the Washoe County Development Code in terms of size and quantity.

Lighting**General Standards:**

- Lighting design will conform to Washoe County Development Code requirements.
- On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.
- Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.
- All exterior lighting shall utilize energy efficient lighting such as low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Security Lighting

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- Light standards shall not exceed 12' (feet) in height. Light standards located within 100' (feet) of any residential zone shall be limited to no more than 12' (feet) in height.
- In the event a security light standard higher than 12' is proposed, a photometric plan is required and shall be approved by the Administrator.

Exterior Sign Lighting

- Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.
- All lighted signs are required to use individual letter lighting rather than total illumination.
- Illuminated signs are prohibited for the buildings facades oriented toward south and east property lines. These refer to only those buildings located along the original south and east property lines of Village Green Commerce Center (adjacent to existing residential).
- South and east facing sign illumination is allowed for all other building elevations other than those described above.

Parking Lot Lighting

- Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.
- Parking lot lighting shall not exceed 12' (feet) in height measured from the adjacent finished grade of parking lot.
- Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.
- All exterior lighting shall use energy efficient lighting standards such as low pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

Landscaping

General Requirements

Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.

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- A minimum of 20% (9.86 ± acres) of the gross site area (49.32 ± acres) excluding the sedimentation basin shall be landscaped. Individual parcels are required to provide a minimum of 20% landscaping based on the gross area of each parcel.
- All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier film.
- Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.
- A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project.
- Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.
- Effluent water used for landscape irrigation and recharge is highly encouraged. The Master Developer shall be required to provide "dry lines" for the future extension of effluent lines to the site. The timing of constructing these lines is addressed in the Environmental Sustainability section.

Calle de la Plata Streetscape

- A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata. No buildings or parking areas shall encroach into this area.
- A 5' (foot) wide concrete sidewalk shall be constructed within the 20' (foot) landscape area. The sidewalk may either parallel the right-of-way at the curb line, or meander through the landscape area in private property. If located in private property, it shall require granting of a public access easement to Washoe County.
- Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.
- Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata streetscape.
- Use of lawn, berming, and landscape boulders may be included into the Calle de la Plata streetscape design at the discretion of the landscape architect.

Planting Palette

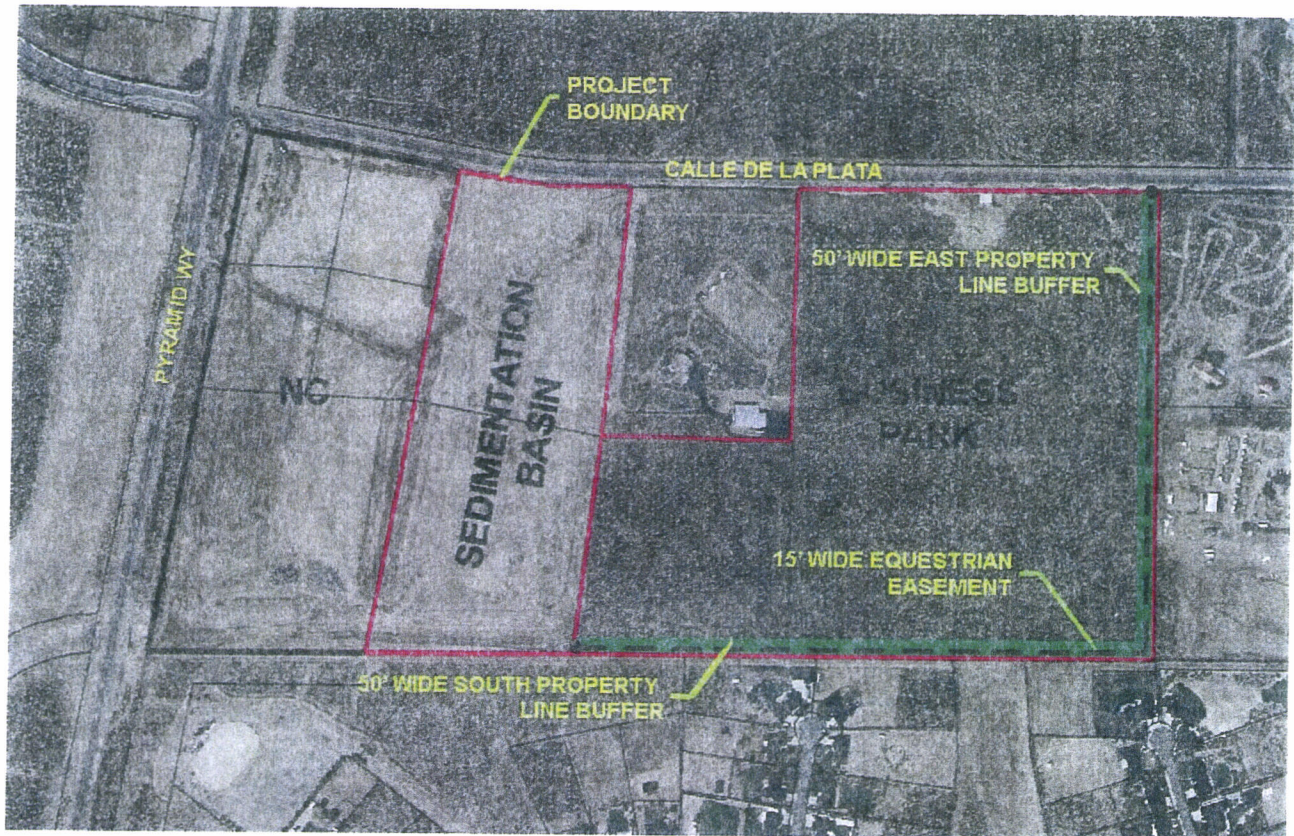
An amended list of plant material in addition to those noted in the S.S.A.P. may be used in the project at the sole and absolute discretion of the landscape architect. The selections must consider the intended desert landscape theme as related to the sustainability features of the project with a preference to using plant material native to northern Nevada.

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site (see Figure 5 – Business Park Buffering). Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

- **Building Orientation** - All buildings oriented along these property lines shall have the "quiet" side of a building facing the property line. There shall be no doors (except fire doors) or activity between the building and the property line to ensure a quiet interface.
- **Building Setback** - All buildings adjacent to these property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.
- **Access and Parking** - There is no parking or access allowed unless required for emergency vehicle circulation or fire doors for the buildings.
- **Landscape Screening** - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure 6 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.
- **Building Material & Colors** - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines.
- **Lighting** – Lighting on the exterior of buildings is restricted to security lighting.

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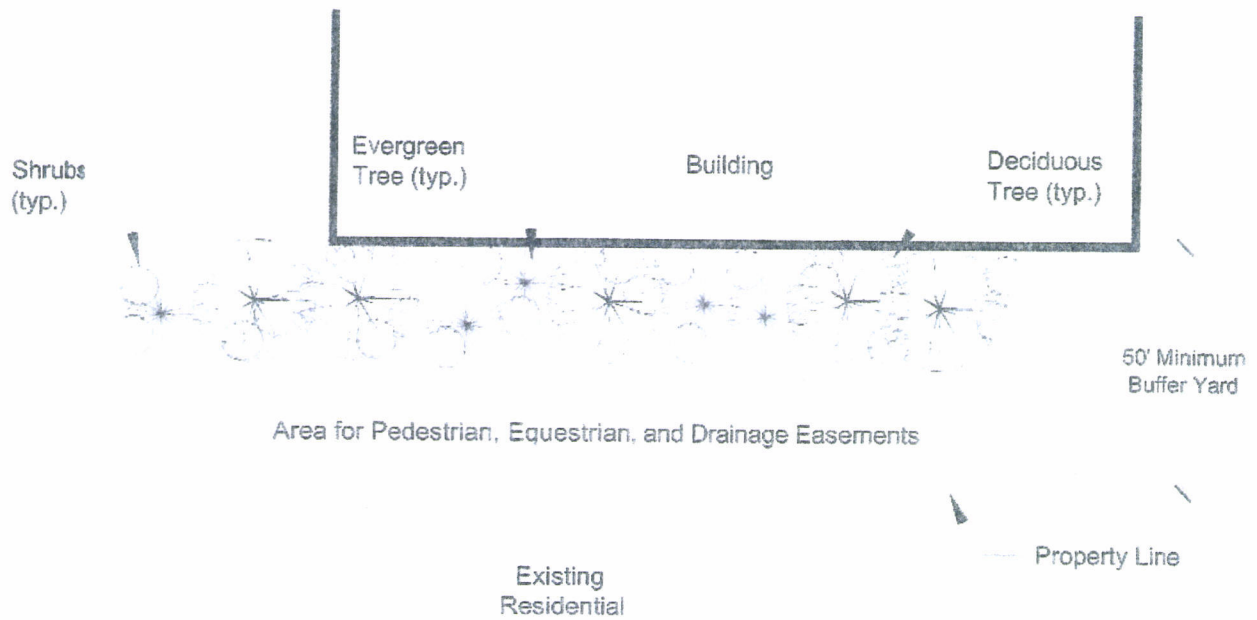


Scale: 1"=550'

Figure 5 – Business Park Buffering

Note:

Tree planting to include a mix of 50% Deciduous and 50% Evergreen Trees



Evergreen Trees shall be 50% @ 7' Height Min.
50% @ 6' Height Min.

Deciduous Trees shall be 50% @ 2" Caliper Min.
50% @ 1" Caliper Min.

Figure 6 – Buffer Yard Planting Plan**Parking Lot Landscaping**

Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

- A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a "smaller" feel.
- A minimum of one tree per every 10 parking spaces shall be provided within parking lot "islands."
- Deciduous trees shall be a minimum 1.5" (inch) caliper, with evergreen trees at a 6' (foot) minimum height.
- These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.
- Landscaping shall not be less than 15% of the site area of the parking lot.

Site Grading

The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.

- Mass grading shall be consistent with a specific building phase. This prohibits mass grading of any future development phase without an associated building permit. One exception is any grading needed for infrastructure that includes roads, utility lines, and flood control improvements may be allowed without a building permit.
- Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.
- Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5' (feet) in height.

- Retaining walls shall use native stone or modular blocks materials where grading dictates.

Turf Areas:

A "water catchment area" or a planting bed shall separate lawn areas from hard surfaces such as streets and sidewalks in order to catch runoff (see Figure 7 below).

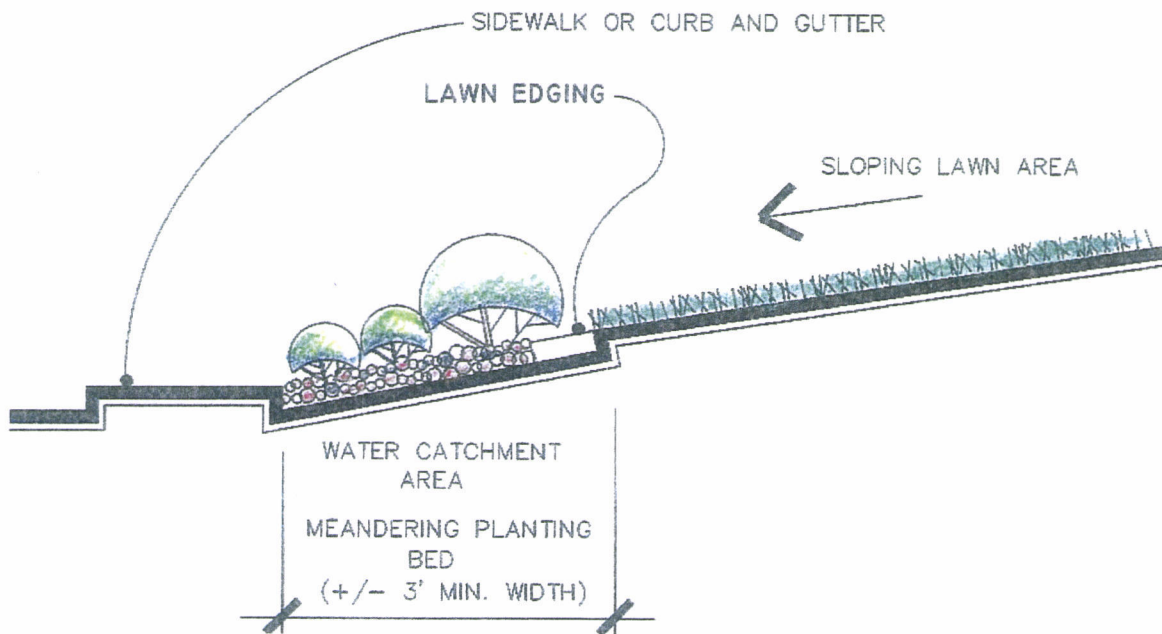


Figure 7 – Turf Areas

Sustainability

Low Impact Development (LID) Standards

LID standards and techniques shall be used in the development of the site. These techniques are intended to reduce storm water runoff and mitigate development impacts to the land, and hydrologic functions of the site. LID aims to mimic natural hydrology by using processes that infiltrate, and evaporate storm water.

LID standards shall include a mix of some of the following design solutions and criteria:

- Design infiltration basins where possible. These are shallow depressions in the landscape with specific soils and vegetation to assist in infiltrating. The water catchment areas noted in Figure 7 for turf are a positive LID feature to infiltrate irrigation and stormwater runoff.
- Use grass drainage swales where possible as an alternative to curbs, gutters, and pipes. Water moving in swales is slowed and percolates into the ground.
- Reduce the extent and size of storm detention ponds with use of infiltration ponds and drainage swales in landscape areas
- Use efficient irrigation technology for landscape areas to avoid generating offsite runoff.
- Minimize the use of impervious surfaces by meeting precise parking demands that may reduce the amount of parking spaces provided and reduce the amount of impervious surface. This is further accomplished by providing alternative modes of transportation to the site.
- Disconnect hydrologic elements (roofs, downspouts, parking areas) in design.

Environmental Sustainability Standards

Village Green Commerce Center contributes to a sustainable business park environment by including the following standards:

1. All buildings will include solar panels on the rooftops to supplement energy demands or other renewable sources should be required.

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2. All buildings will be programmed to include electrical docking stations for recharge of electrical vehicles. Size & quantities of docking stations will be based on building size and shall be determined by the architect or designer of individual buildings.
3. All structures shall include elements of the Sierra Green building program. That program is accessed via the internet at www.thebuilders.com/sierragreen.php.
4. LID standards shall be applied within the site design per the standards noted in the LID section above. Additional information to help address LID criteria is accessed via the internet at <http://www.unce.unr.edu/programs/sites/nemo>.
5. Businesses shall have recycling programs including recycling bins for domestic recycling (i.e. cans, bottles, paper).
6. Employers shall prepare a ridesharing program and make employees aware of the program in an effort to reduce vehicle trips.
7. All buildings shall provide a bicycle or motorcycle rack to encourage alternative forms of transportation. The number of racks may increase based on total parking demand.
8. Effluent water shall be required for landscape irrigation when made available by Washoe County to the Spanish Springs Valley and this site. Timing of the connection or transition to effluent irrigation shall be linked to a future development phase that is pending approval once the effluent lines are made available to the site. Effluent irrigation is not required retroactively to site improvements completed prior to the effluent lines being available to the site.
9. Hitching posts for equestrian use shall be included in the site programming with approval of the first phase.
10. Bike paths and pedestrian paths are key circulation improvements to encourage several modes of transportation to the project for employers, employees, and the community.
11. The flood control sedimentation basin on the site is a sustainable feature that captures storm water and recharges the Spanish Springs ground water through infiltration.

III. Administration

Project Phasing

The Village Green Commerce Center will be developed in multiple phases as shown in the Phasing Plan in Figure 8 on the next page. That plan includes 5 phases, but may be modified administratively and increased up to 10 phases without a handbook amendment. The following

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three conditions shall be satisfied as noted with specific phasing requirements:

1. Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase.
2. The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure.
3. Intersection improvements to the Calle de la Plata/Pyramid Highway intersection, as detailed in the Solaegui Engineers Traffic Analysis dated June 2008, may be constructed prior to the first phase of development.

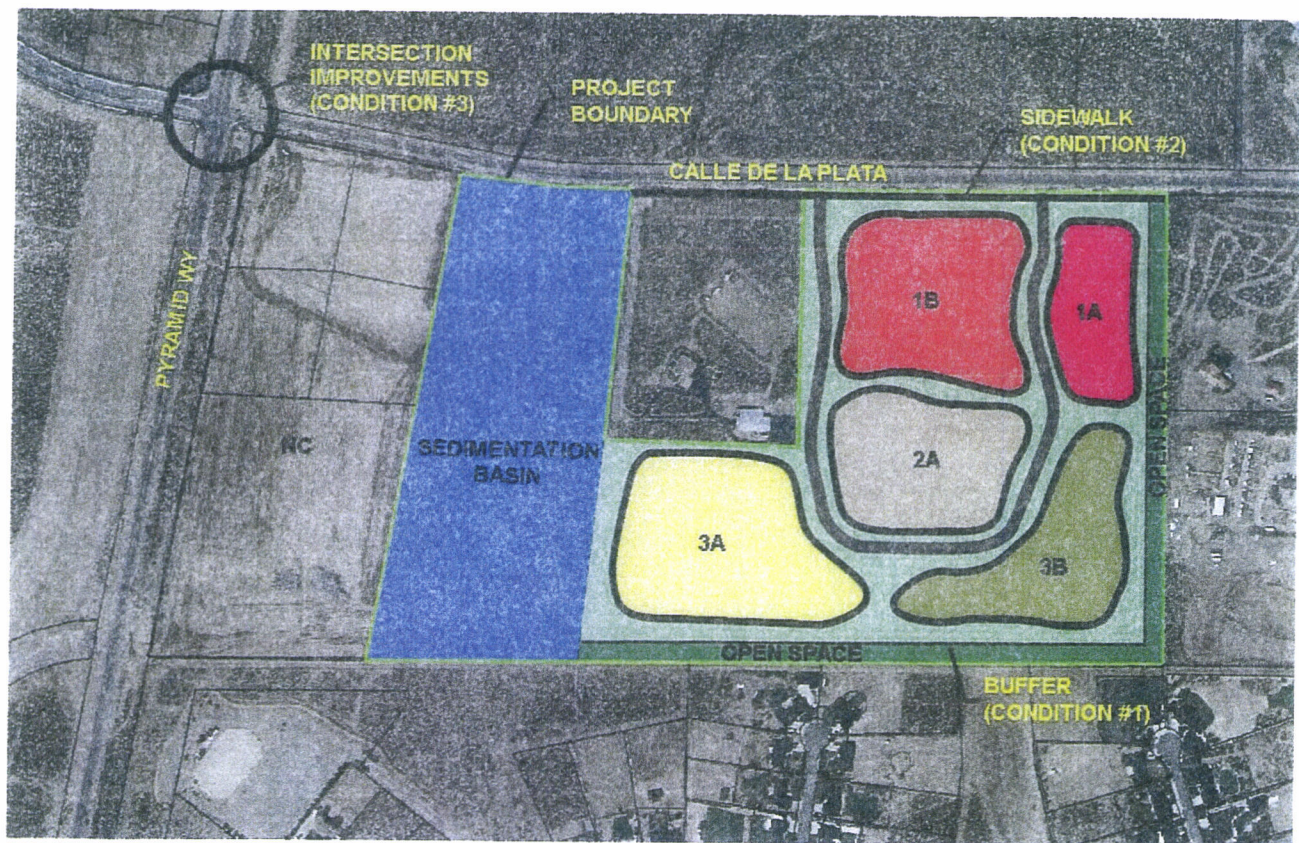


Figure 8 - Phasing Plan

Transportation Improvements

The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC.

The Master Developer intends to construct improvements at the Pyramid Highway/Calle De Le Plata intersection at his discretion without being linked to a specific building phase approval of the project. See Project Phasing in Figure 8. These improvements may be necessary in advance of a building phase to accelerate overall construction progress. The timing of this improvement will require approval by Washoe County and RTC with respect to meeting traffic signal warrants. The Master Developer will pay a pro rata share contribution toward the signalization. Other pro rata share contributions will be collected and administered by Washoe County staff.

Equestrian Easement

The Master Developer shall provide an equestrian easement to Washoe County from Bridle Path and construct the path with each adjacent phase through the project site per the phasing plan and connect to Calle De Le Plata. This easement shall be 15' in width, and meet the basic criteria for equestrian use as defined by the Washoe County Parks Department, and maintained by Washoe County. This easement is noted on the Business Park Buffer Plan, Figure 5 on page 16.

Subsequent Review Requirements

Per the Allowed Uses section, all uses within the Village Green Commerce Center require subsequent review by Washoe County in the form of either a building permit or Administrative Permit.

Administrative Permits for uses within the Village Green Commerce Center shall use the Washoe County Department of Community Development application forms and include the applicable filing fee, complying with all submittal requirements as outlined on the County application form(s). Processing of these requests shall follow the guidelines/timeframes established by Washoe County.

Project Financing

1. Project financing shall be the responsibility of the Master Developer. All necessary infrastructure to serve the site shall be constructed at the expense of the Master Developer

VILLAGE GREEN COMMERCE CENTER

and dedicated to Washoe County as appropriate.

2. Any agreement made between the Master Developer or a future tenant/user and Washoe County for alternative financing of infrastructure shall be permitted if agreeable to all parties, which agreement should not be unreasonably withheld.
3. Village Green Commerce Center is required to pay all applicable development impact fees as mandated by Washoe County, the Regional Transportation Commission, and Nevada Revised Statutes.

Maintenance

1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer, listed below:

Name (To Be Determined)
Address
City, State
2. At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

Administrative Approval for Minor Revisions

The Administrator shall have the authority at his/her reasonable discretion to administratively approve minor deviations in the plans, standards, and guidelines as requested by the Master Developer prior to the submission of a final development plan for each phase or pad area.

The boundaries/property lines included within the Village Green Commerce Center are subject to modification. The Master Developer may submit a commercial subdivision map, parcel map, or boundary line adjustment creating new parcel(s) or altering the shape of existing parcels that make up the Village Green Commerce Center without an amendment to this handbook. However, the overall acreage of the Specific Plan cannot increase without amendment to this handbook and the subsequent Comprehensive Plan Amendment process.

Design Flexibility

The final development plan, standards, and regulations contained in this handbook are intended to depict the nature and intensity of the development proposed within the Village Green Commerce Center. Sufficient flexibility provided by Washoe County shall be allowed for the Master Developer to permit detailed planning and design at time of actual development. The configuration and acreage of development parcels and phases may be altered at Master developer's discretion to accommodate detailed site conditions.

Omissions

In cases where the handbook does not specifically address a standard/subject, the provisions of the Washoe County Development Code, Washoe County Comprehensive Plan, Spanish Springs Area Plan, and/or Nevada Revised Statutes in effect at that time shall prevail.

Definitions

There are a variety of words and phrases that are used commonly throughout this Design Standards Handbook. The following is a brief list defining the terms that are carried on throughout this document:

1. **Administrator:** - "Administrator" shall mean the Washoe County Community Development Director or his/her lawfully designated representatives.
2. **Architect:** - "Architect" shall mean design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Master Developer, tenant, or user to design their building or tenant space, registered to practice architecture in the State of Nevada.
3. **County:** - "County" shall mean Washoe County, Nevada.
4. **Code:** - "Code" shall refer to the Washoe County Development Code and its adopted Articles.
5. **Design Standards:** - "Design Standards" shall refer to the contents of this handbook and any subsequent revisions approved by Washoe County.
6. **Master Developer:** - "Master Developer" shall mean Sierra Triple Net, LLC its successors or assigns, of all or part of this project.
7. **Project:** - The provisions for development of a Business and Industrial Park referred to as the Village Green Commerce Center.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN (MPA14-002), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS.

Resolution Number 14-18

WHEREAS:

- A. Master Plan Amendment Case Number MPA14-002, came before the Washoe County Planning Commission for duly noticed public hearings on August 5, 2014, and September 16, 2014; and
- B. The Washoe County Planning Commission heard public comment and input from both staff and applicant representatives regarding the proposed Master Plan amendment; and
- C. The Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Master Plan amendment; and
- D. Pursuant to Policy SS.17.1 (a), (b) & (c) of the Spanish Springs Area Plan of the Washoe County Master Plan, the Washoe County Planning Commission finds that this proposed Master Plan amendment:
 - a. The amendment will further implement and preserve the Vision and Character Statement,
 - b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan, and
 - c. The amendment will not conflict with the public's health, safety or welfare
- E. Pursuant to Policy SS.17.2 (a) through (i) of the Spanish Springs Area Plan of the Washoe County Master Plan, the Washoe County Planning Commission finds that with respect to the proposed Master Plan amendment:
 - a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification,

and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs; by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the unincorporated Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination
- c. For residential land use intensifications the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS 1.2.
- d. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.
- e. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- f. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2

- g. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.

F. Whereas the Washoe County Planning Commission has made the following findings necessary to support adoption of this proposed Master Plan amendment as set forth in Section 110.812.15 (d):

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. The proposed amendment will provide for land uses land uses which are compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation;
5. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services, and
6. The proposed amendment will not affect the location, purpose and mission of the military installation

NOW THEREFORE BE IT RESOLVED

1. That the Washoe County Planning Commission does hereby **ADOPT** the proposed master plan amendment in Master Plan Amendment Case Number MPA14-002, comprised of and including the maps and materials attached hereto as Exhibit B, and the application materials attached hereto as Exhibit C, as explained in the Staff Report and at the public hearing; and

2. That pursuant to NRS 278.210 (6) the Washoe County Planning Commission hereby **CERTIFIES** the attached master plan amendments and **RECOMMENDS** that the Board of County Commissioners adopt them subject to a satisfactory conformance review by the Regional Planning Commission as required by NRS 278.0282.
3. That if the Washoe County Board of County Commissioners does not adopt the master plan amendment as presented here, or if the Regional Planning Commission does not make the determination required by NRS 278.0282, this Resolution becomes void.

ADOPTED on September 16, 2014.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Carl R. Webb, Jr., AICP, Secretary

Roger M. Edwards, Chairman



Planning Commission Staff Report

Meeting Date: September 16, 2014

Subject: Master Plan Amendment Case No. MPA14-002

Applicant: STN 365 Calle Group, LLC

Agenda Item Number: 8A

Project Summary: To consider a request to amend Appendix D, *Village Green Commerce Center Specific Plan*, within the Spanish Springs Area Plan.

Recommendation: Adoption

Prepared by: Sandra Monsalve, AICP, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3608
E-mail: smonsalve@washoecounty.us

Description

PUBLIC HEARING: Master Plan Amendment Case Number MPA14-002 (Village Green Commerce Center) – To consider a request to amend Appendix D, *Village Green Commerce Center Specific Plan*, within the Spanish Springs Area Plan to (1) remove Assessor's Parcel Number 534-561-09 (located at 365 Calle De La Plata) from the Specific Plan and modify the maps, buffering and other development standards and phasing of the remaining properties; and (2) re-designate the Master Plan category of APN 534-561-09 from Industrial (I) to Rural Residential (RR); and (3) make the appropriate changes on all Spanish Springs Area Plan maps related thereto.

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan and the *Village Green Commerce Center Specific Plan* are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

Application Information

- Applicant: STN 365 Calle Group, LLC, Attn: Randy Kuckenmeister, 3860 GS Richards Blvd., Carson City, NV 89703.
- Property Owner: STN 365 Calle Group, LLC, Attn: Randy Kuckenmeister, 3860 GS Richards Blvd., Carson City, NV 89703.
- Location: 365 Calle De La Plata, Sparks, NV 89441
- Assessor's Parcel Number: 534-561-09
- Parcel Size: ±10.45 acres
- Current Master Plan Category: Industrial (I)/Specific Plan – Village Green Commerce Center
- Proposed Master Plan Category: Rural Residential (RR)
- Current Regulatory Zone: Industrial (I) within the Village Green Commerce Center Specific Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Portions of SE ¼ Section 23, & NE ¼ Section 26, T21N, R20E, MDM, Washoe County, NV

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Explanation of a Master Plan Amendment

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, click on Departments, click on Planning and Development, click on Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Development Division.

Volume One of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Commission. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Development Code Article 820, *Amendment of Master Plan*, of the Washoe County Development Code.

The Planning Commission adopts a master plan amendment by resolution approved by a vote of two thirds of the total membership of the Planning Commission and at least three of the findings listed in Washoe County Code 110.820.15 (d) must be made as well as any findings required by the applicable area plan.

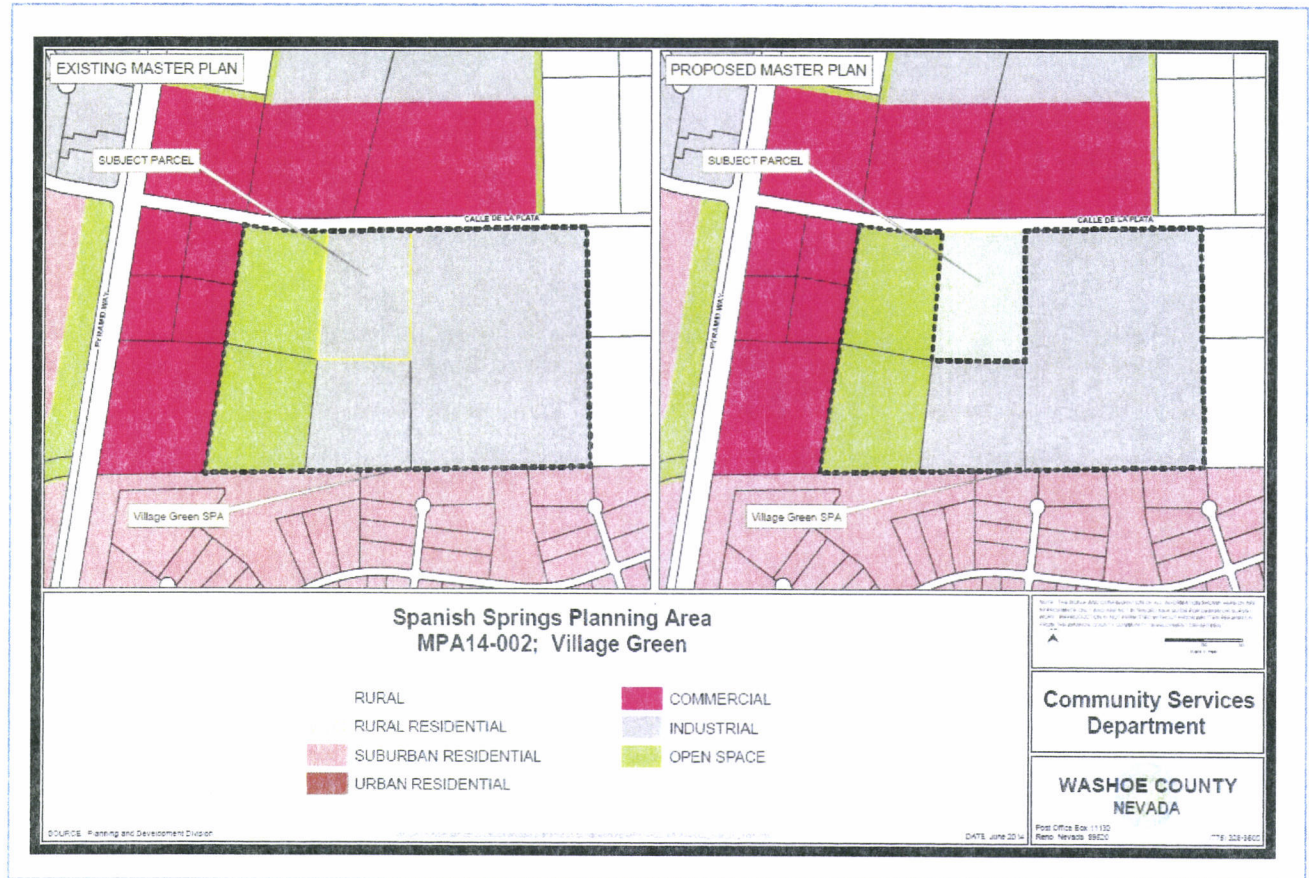
The adopted master plan amendment is then certified and recommended by the Planning Commission to the Board of County Commissioners. By a simple majority vote, the Board of County Commissioners may, after a public hearing, adopt such parts of the master plan amendments as may practicably be applied to the development of the County. The Board of County Commissioners must affirm, modify or reverse the findings of the Planning Commission. Final action to approve the amendment shall require a simple majority vote of the total membership of the Board.

If the Board of County Commissioners desires to change or add to an amendment adopted by the Planning Commission, it must refer the change or addition to the Planning Commission for a report. The master plan amendments adopted by the Board of County Commissioners is then referred to the Truckee Meadows Regional Planning Commission for a conformance review and if the Regional Planning Commission determines that the adopted amendments conform to the comprehensive Regional Plan, then the adopted amendments become effective.

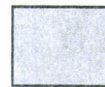
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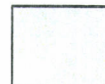
Existing and Proposed Master Plan Maps



Existing Master Plan Category: Industrial (I)



Proposed Master Plan Category: Rural Residential (RR)



Analysis

Staff's analysis provides an evaluation of the proposed Master Plan Amendment against countywide policies found in Volume One of the Washoe County Master Plan, applicable Area Plan policies found in Volume Two, and applicable Plan policies found in Volume Three of the Washoe County Master Plan. Additionally, the analysis includes reviewing the proposed amendment against the findings found in Article 820 of the Washoe County Development code, any findings in the Area Plan, and ensures compliance with the Truckee Meadows Regional Plan.

Master Plan Amendment Proposal

- This is a request to amend Appendix D, *Village Green Commerce Center Specific Plan*, within the Spanish Springs Area Plan to:
 - Remove Assessor's Parcel Number 534-561-09 (located at 365 Calle De La Plata) from the Specific Plan and modify the maps, buffering and other development standards and phasing of the remaining properties;
 - Re-designate the Master Plan category of APN 534-561-09 from Industrial (I) to Rural Residential (RR); and,
 - Make the appropriate changes on all Spanish Springs Area Plan maps related thereto.

Washoe County limits Element and Area Plan Master Plan Amendments to four per calendar year. This is the first Master Plan Amendment application to the Spanish Springs Area Plan for 2014.

Current Conditions/Background

The applicant, STN 365 Calle Group, LLC, has submitted a Master Plan Amendment and Regulatory Zone Amendment (RZA14-003) concurrently, in order to remove the subject parcel from the Village Green Commerce Center Specific Plan, within the Spanish Springs planning area. The subject property is currently developed with a single-family residence, and surrounded by undeveloped properties in all directions.

The Village Green Commerce Center is a Specific Plan within the Spanish Springs planning area and can be found in Appendix-D of the Spanish Springs Area Plan. The applicant wishes to remove the subject parcel from the specific plan, all related maps, and text referencing the subject parcel. The existing Village Green Commerce Center Specific Plan includes an approved and adopted Design Standards Handbook (DSH), as found in Appendix-D of the Spanish Springs Area Plan. As part of this master plan amendment application, the applicant has also proposed amendments to the Design Standards Handbook (DSH) in order to reflect all changes resulting from this amendment application. With the resultant removal of assessor's parcel number 534-561-09 (located at 365 Calle De La Plata) from the Specific Plan, the DSH shall reflect all potential buffer, access, and setback changes in addition to any walls/fences, sidewalks/trails, overall project phasing, and all topics relating thereto which will affect this parcel being removed from the *Village Green Commerce Center Specific Plan*.

During the economic downturn the Village Green Commerce Center Specific Plan properties became bank-owned due to the property owner(s) filing for bankruptcy. Subsequently, there are new property owners which have various development proposals for the Specific Plan properties. The owner of the subject property does not anticipate this property developing as part of the approved Village Green Commerce Center Specific Plan, and would like to remove it entirely from the Plan area, and maintain the existing single-family residence on the property.

Prior to the adoption of the Village Green Commerce Center Specific Plan, the property had already been developed with a single-family residence that subsequently became a legal, non-conforming use due to the adoption of the Specific Plan, which resulted in the rezoning of the property to Industrial (I). By amending the Master Plan designation from Industrial (I) to Rural Residential (RR), and subsequently amending the Regulatory Zone from Industrial (I) to Medium Density Rural (MDR), the property will come back into conformance with the rural residential use type occurring on the property today.

The subject parcel is located within the Spanish Springs Suburban Character Management Area (SS-SCMA), as indicated within the Spanish Springs Area Plan. The SS-SCMA is the designated growth area in the unincorporated area of Spanish Springs Valley, and has been anticipated to contain all commercial and industrial regulatory zones as well as all residential densities greater than one unit per five acres. Lastly, the subject parcel is within the Unincorporated Washoe County Truckee Meadows Services Area (TMSA), as delineated on Map 1, of the 2012 Regional Plan.

Vision and Character Statement of the Spanish Springs Area Plan

An application for an amendment to the Master Plan shall meet the criteria as set forth within an Area Plan's Vision and Character Statement. Below are excerpts and/or paraphrases from the Spanish Springs Vision and Character Statements:

Vision:

Manage growth in Spanish Springs, focusing on a rustic appearance in keeping with the rural character of the area, while respecting private property rights.

Character Statement:

The Spanish Springs community is located in the scenic Spanish Springs Valley, along the northern border of the City of Sparks. Over time, the community has evolved from its roots in ranching, agriculture and mining into an area of mixed land uses. Over the next 20 years, the community will provide a range of employment opportunities and a more limited, but still mixed, range of residential opportunities. Over this period, the distribution of land uses and the provision of public facilities and infrastructure will preserve and facilitate a community character that merges Spanish Springs' scenic, low-density, rural and western heritage with suburban residential, employment and commercial opportunities. Increasing employment opportunities will make it possible for more Spanish Springs residents to choose to work close to home, while an efficient Regional Transportation System will provide substantial and efficient links to the greater region. (Source: *Spanish Springs Area Plan*, pg. 1)

A distinct suburban core is, and will continue to be, concentrated along Pyramid Highway. This suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre. These suburban land uses are located predominately, but not exclusively, on the west side of Pyramid Highway. Outside the suburban core, a transition to a more rural character occurs. This transition occurs most rapidly in the west as elevation increases along the western slopes of the Spanish Springs Valley. To the north and east, the

transition to rural stretches out into the valley and includes lower density, suburban residential opportunities (one- to five-acre parcels). The area outside the suburban core and transition area is predominately of a rural character with rural residential densities (five plus acre parcels) and agricultural land uses. Aggregate mining is a significant component of the local landscape and is found in both the suburban and rural areas. To the south is the heavily suburbanized northern portion of the City of Sparks. (Source: *Spanish Springs Area Plan*, pg. 2)

Consistency with Master Plan Categories

Current Master Plan Category:

Industrial: The Industrial Master Plan category is intended to provide for industrial uses of all types such as manufacturing, warehousing, mining and construction. The Industrial category is intended to create an environment in which industrial operations may be conducted with minimal impact on the natural environment and surrounding land uses. The following Regulatory Zones are allowed in and are consistent with the Industrial Master Plan category: Industrial, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.

Proposed Master Plan Category:

Rural Residential: The Rural Residential Master Plan category is intended primarily for larger lot residential uses, small scale agricultural uses, natural resource conservation, and rural commerce, with allowed densities ranging from one (1) dwelling unit per forty (40) acres up to one (1) dwelling unit per five (5) acres. A density of one (1) dwelling unit per two and a half (2.5) acres is allowed within the Rural Residential category provided the property is within the Truckee Meadows Services Area, as amended. Divisions of land and the provision of services outside the Truckee Meadows Services Area, as defined in the Truckee Meadows Regional Plan, must be consistent with the provisions of that plan. The following Regulatory Zones are allowed in and are consistent with the Rural Residential Master Plan category: Low Density Rural, Medium Density Rural, High Density Rural, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.

Applicable Goals and/or Policies of the Spanish Springs Area Plan

According to the Spanish Springs Area Plan, Goal One, the subject parcel is located within the Spanish Springs Suburban Character Management Area (SCMA). The following goals and/or policies are applicable to this Master Plan Amendment request:

Goal One: The pattern of land use designations in the Spanish Springs Area Plan will implement and preserve the community character described in the Character Statement.

Policies

- SS.1.3 The following Regulatory Zones are permitted within the Spanish Springs Suburban Character Management Area:
- a. High Density Rural (HDR – One unit per 2.5 acres).

- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS limited to the areas designated HDS prior to August 17, 2004)
- e. Neighborhood Commercial/Office (NC).
- f. General Commercial (GC) – GC limited to the areas designated GC prior to August 17, 2004.
- g. Industrial (I).
- h. Public/Semi-Public Facilities (PSP).
- i. Parks and Recreation (PR).
- j. General Rural (GR).
- k. Open Space (OS).
- l. Medium Density Rural (MDR – One unit per 5 acres).

Staff Comment:

The applicant's request complies with this policy, in that the applicant is seeking the master plan category of Rural Residential (RR) prior to requesting a regulatory zone amendment from Industrial (I) to Medium Density Rural (MDR).

- SS.1.6 Staff will review any proposed Master Plan Amendment against the findings identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. At a minimum, the Planning Commission must make each of these findings in order to recommend approval of the amendment to the Board of County Commissioners.

Water Resources – Supply:

Goal Twelve: Water resources will be supplied to land uses in the Spanish Springs planning area according to the best principles/practices of sustainable resource development.

Policies

- SS.12.7 The creation of parcels and lots in the Spanish Springs planning area shall require the dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.

Staff Comment:

The applicant is not proposing splitting the ±10.45 acres at this time or under this application review. However, if in the future there is a request for a Tentative Parcel Map to split the existing parcel into two (2) five (5) acre parcels, the

applicant will need to meet all requirements of the State Engineer and/or Washoe County Water Resources.

Plan Maintenance:

Goal Seventeen: Amendments to the Spanish Springs Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments must conform to the Spanish Springs Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Policies

SS.17.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. **The amendment will further implement and preserve the Vision and Character Statement.**

Staff Comment:

- *This amendment request will restore the land use designation to its original and actual use as a residence on five-acre lots. This change does implement and preserve the rural character contemplated by the Vision and Character Statements.*

- b. **The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.**

Staff Comment:

- *The actual residential land use was in place and consistent with all Area Plan policies before it was integrated into the specific Plan, so restoring the land use designation to its original use will not offend any of the Area Plan policies.*
- *Since the Specific Plan is being amended to exclude the subject property, several changes need to be made to the Specific Plan to conform the reconfigured project to meet Area Plan policies regarding buffering, setback, access, sidewalks, walls and fences, phasing, and other topics related thereto. Accordingly, a revised Appendix-D to the Specific Plan is included in the Master Plan Amendment proposal. Staff has reviewed and believes that the revised Appendix-D conforms to the Area Plan policies.*

- c. **The amendment will not conflict with the public's health, safety or welfare.**

Staff Comment:

- *The land has actually been used as a residence for many years and there has been no known adverse impact on the public's health, safety or welfare.*

SS.17.2 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. **A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.**

Staff Comment:

- The subject property of this Master Plan Amendment request is not intensifying, but rather being restored to a previous residential zoning category (see RZA14-003) and will continue to be used as a residence as already established on the property. This residence is already using well and septic, as approved by Washoe County when residence was legally constructed on the property.
- In terms of storm water, the regional flood control project has been completed and therefore should have a positive effect on storm water drainage management from this parcel, and all existing parcels, both developed and undeveloped in this location.

- b. **A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.**

Staff Comment:

- The above finding is not applicable to this request. There is no project tied to this Master Plan Amendment request, as there is an existing residence on the property, and the applicant is simply seeking to restore the previous residential zoning. The Master Plan category for the requested Medium Density Rural (MDR) zoning as applied for concurrently to this application (RZA14-003) requires the Rural Residential (RR) master plan designation, which is being considered within this staff report.

- c. **For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.**

Staff Comment:

- The above finding is not applicable to this request, as this request is not for commercial or industrial land use intensification.

- d. **For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.**

Staff Comment:

- The subject parcel has an existing residence already developed. If the property is rezoned to Medium Density Rural (MDR) under the concurrent application (RZA14-003), then there is potential to subdivide the property and create one (1) additional residential lot. However, even with one (1) additional lot created within the Spanish Springs planning area, the growth level, as established in Policy SS.1.2, will not be exceeded.

- e. **If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.**

Staff Comment:

- Not applicable. The subject parcel is not being intensified under this application review. There is a residence already established on the subject property.

- f. **If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.**

Staff Comment:

- Not applicable. The subject parcel is not being intensified under this application review.

- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.**

Staff Comment:

- Because there is an established residence already developed, the policy growth level had already taken the existing residence into account when the policy was being established under the Spanish Springs Area Plan.

- h. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.**

Staff Comment:

- Not applicable. The requested amendment has no direct impact upon existing schools because the use (residential) has never ceased.

- i. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.**

Staff Comment:

- Not applicable. The subject property with existing residence has never been conditioned under any previous special use permit application review.

Goals and Policies of the Truckee Meadows Regional Plan

The proposed Master Plan Amendment is relevant with several goals and/or policies of the 2012 Truckee Meadows Regional Plan.

Implementation of the Plan

Goal 4.1

The Regional Planning Commission (RPC) will review the master plans, facilities plans, and other similar plans of local governments and affected entities. These plans will be revised in accordance with policies set forth in the adopted Regional Plan in order to conform with the regional form and pattern and all applicable goals and policies.

Policy 4.1.1

Pursuant to NRS 278.0282, before taking final action to adopt or amend any master plan, facilities plan, or other similar plan, each local government and affected entity shall submit the proposed plan or amendment to the RPC, which shall determine whether the proposed plan or amendment conforms to the Regional Plan.

Staff Comment: *This Master Plan Amendment (MPA14-002) shall be reviewed by the Truckee Meadows Regional Planning Commission, and found in conformance with the Truckee Meadows Regional Plan prior to the adoption of the concurrently submitted Regulatory Zone Amendment application (RZA14-003) by the Washoe County Board of County Commissioners.*

Citizen Advisory Board (CAB)**Original Application:** *(Regulatory zoning of LDR)*

The proposed master plan amendment was reviewed at the Spanish Springs Citizen Advisory Board on July 9, 2014. The CAB members and community members discussed the proposed change(s) and had questions of staff. After a brief question and answer period from the CAB members, the public, and Washoe County staff, the CAB members took action to recommend that the Planning Commission approve the proposed master plan amendment to Rural Residential (RR), and the accompanying Regulatory Zone Amendment of Low Density Rural (LDR).

Amended Application: *(Regulatory zoning of MDR)*

During the week of July 28, 2014, staff informed the applicant that the previously requested regulatory zone of Low Density Rural (LDR) was not a permitted zoning classification within the Spanish Springs Suburban Character Management Area (SCMA), as defined within Policy SS.1.3 of the Spanish Springs Area Plan. Therefore, staff asked the applicant to amend their Regulatory Zone Amendment application to request Medium Density Rural (MDR) zoning classification rather than Low Density Rural (LDR) zoning classification as part of Regulatory Zone Amendment case number, RZA14-003.

Because the September 10, 2014 CAB meeting occurred after the publication of this staff report, staff will present the CAB written comments at the Planning Commission meeting of September 16, 2014.

Minutes of the July 9, 2014 CAB meeting are provided for the Planning Commission as Exhibit E to this staff report.

Neighborhood Meeting

In accordance with the provisions stated in NRS 278.210.2, the applicant is **required** to conduct a neighborhood meeting prior to the Master Plan Amendment being scheduled for Planning Commission. The neighborhood meeting cannot be conducted until after the application has been deemed complete by the Washoe County Planning & Development Division. The applicant must comply with all neighborhood meeting requirements as stated in NRS 278.210.2. Notice of such a meeting must be given by the person requesting the proposed amendment to:

- (a) Each owner, as listed on the county assessor's records, of real property located within a radius of 750 feet of the area to which the proposed amendment pertains;
- (b) The owner, as listed on the county assessor's records, of each of the 30 separately owned parcels nearest to the area to which the proposed amendment pertains, to the extent this notice does not duplicate the notice given pursuant to paragraph (a);
- (c) Each tenant of a mobile home park if that park is located within a radius of 750 feet of the area to which the proposed amendment pertains; and,
- (d) If a military installation is located within 3,000 feet of the area to which the proposed amendment pertains, the commander of the military installation. (N/A – no military installation within 3,000 feet of the proposed amendment)

Staff Comment:

The amendment request was publicly noticed, as required by NRS 278.210.2, for both the September 10, 2014 Neighborhood Meeting, and the July 21, 2014 Neighborhood Meeting. The notices were mailed on August 29, 2014, and July 11, 2014 respectively. Because the application for the concurrently submitted Regulatory Zone Amendment (RZA14-003) was changed, both cases (MPA14-002 and RZA14-003) were brought back before the Citizen Advisory Board and the community for review and comment (September 10, 2014).

Public Meeting Notice

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210, as amended. The time and place of the public hearing must be provided in at least one publication or a newspaper of general circulation in the city or county, at least 10 days before the day of the public hearing.

- (a) Compliance with Noticing Requirements. Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of this Section 110.820.23.

Noticing for this proposal: Forty-Four (45) property owners within 750 feet of the subject parcel were noticed by mail not less than 10 days before the scheduled public hearing of September 16, 2014. A legal ad was placed in the Reno Gazette Journal for September 5, 2014 publication.

Agency Comments

The proposed amendment was submitted to the following agencies for review and comment.

- Washoe County Manager
- Washoe County District Attorney, Civil Division
- Washoe County Community Services Department
 - Planning and Development Division
 - Geographical Information System (GIS)
 - Regional Parks and Open Space
 - Engineering and Capital Projects Division
 - Land Development
 - Water Rights
 - Water/Sewer
- Truckee Meadows Fire Protection District
- Spanish Springs Citizen Advisory Board (SSCAB)
- Regional Transportation Commission (RTC)
- Sparks Community Services Department
- Truckee Meadows Regional Planning Agency
- Washoe County School District

Of the agencies notified of this amendment request, comments were received from Engineering and Capital Projects Division – Water Rights, and Washoe County School District. The Water Rights Manager indicated the property owner would have an opportunity to sink a domestic well for water service to a single family dwelling or connect to municipal water service which might become available using the domestic well credit. Washoe County School District comments indicated the review of school enrollment and capacity at Spanish Springs Elementary School, Shaw Middle School, and Spanish Springs High School. All three schools are under the enrollment capacity allocated for each school, and therefore no negative impacts are foreseen as a result of the amendment request. For every single-family dwelling unit constructed the following data are provided:

<u>Student Generation Factors – June 2014</u>	
<i>Village Green New Single Family Unit(s)</i>	
Elementary Students	0.277 new students per unit
Middle School Students	0.064 new students per unit
High School Students	0.136 new students per unit

(Source: Washoe County School District memo, dated June 3, 2014, Attached as Exhibit C)

Staff Review on Required Findings

Washoe County Code Section 110.820.15 of Article 820, *Amendment of Master Plan*, requires that at least three of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Master Plan Amendment application and has determined that the proposal is in compliance with the required findings as follows:

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: *Based on a thorough review of the Master Plan, the requested amendment is in substantial compliance with the policies and action programs of the Master Plan.*

2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: *The proposed master plan category of Rural Residential (RR) will allow for the following regulatory zones: Low Density Rural, Medium Density Rural, High Density Rural, Public and Semi-Public Facilities, Specific Plan, and Open Space. These regulatory zones will allow for land uses which are compatible with the existing adjacent property uses, and will not adversely impact the public health, safety or welfare.*

3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: *The proposed amendment is in response to the property owner's request to restore the master plan category to its previous/similar category prior to the adoption of the Specific Plan in order to support the existing residential use on the subject property.*

4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

Staff Comment: *The proposed amendment has a null effect upon any planned infrastructure, in that the amendment is actually a less intense master plan category than the existing Industrial (I) master plan category.*

5. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: *The proposed amendment promotes the desired pattern of growth in the Spanish Springs planning area.*

6. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: *No military installations are located within proximity to the subject parcel of the amendment request; consequently this finding is not applicable.*

And,

Spanish Springs Area Plan – Plan Maintenance:

SS.17.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. **The amendment will further implement and preserve the Vision and Character Statement.**

Staff Comment:

- *This amendment request will restore the land use designation to its original and actual use as a residence on five acre lots. This change does implement and preserve the rural character contemplated by the Vision and Character Statements.*

- b. **The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.**

Staff Comment:

- *The actual residential land use was in place and consistent with all Area Plan policies before it was integrated into the specific Plan, so restoring the land use designation to its original use will not offend any of the Area Plan policies.*
- *Since the Specific Plan is being amended to exclude the subject property, several changes need to be made to the Specific Plan to conform the reconfigured project to meet Area Plan policies regarding buffering, setback, access, sidewalks, walls and fences, phasing, and other topics related thereto. Accordingly, a revised Appendix-D to the Specific Plan is included in the Master Plan Amendment proposal. Staff has reviewed and believes that the revised Appendix-D conforms to the Area Plan policies.*

- c. **The amendment will not conflict with the public's health, safety or welfare.**

Staff Comment:

- *The land has actually been used as a residence for many years and there has been no known adverse impact on the public's health, safety or welfare.*

SS.17.2 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. **A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.**

Staff Comment:

- The subject property of this MPA request is not intensifying, but rather being restored to a previous residential zoning category (see RZA14-003) and will continue to be used as a residence as already established on the property. This residence is already using well and septic, as approved by Washoe County when residence was legally constructed on the property.
- In terms of storm water, the regional flood control project has been completed and therefore should have a positive effect on storm water drainage management from this parcel, and all existing parcels, both developed and undeveloped in this location.

- b. **A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.**

Staff Comment:

- The above finding is not applicable to this request. There is no project tied to this MPA request, as there is an existing residence on the property, and the applicant is simply seeking to restore the previous residential zoning. The Master Plan category for the requested Medium Density Rural (MDR) zoning as applied for concurrently to this application (RZA14-003) requires the Rural Residential (RR) master plan designation, which is being considered within this staff report.

- c. **For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.**

Staff Comment:

- The above finding is not applicable to this request, as this request is not for commercial or industrial land use intensification.

- d. **For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.**

Staff Comment:

- The subject parcel has an existing residence already developed. If the property is rezoned to Medium Density Rural (MDR) under the concurrent application (RZA14-003), then there is potential to subdivide the property and create one (1) additional residential lot. However, even with one (1) additional lot created within the Spanish Springs planning area, the growth level, as established in Policy SS.1.2, will not be exceeded.

- e. **If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.**

Staff Comment:

- Not applicable. The subject parcel is not being intensified under this application review. There is a residence already established on the subject property.

- f. **If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.**

Staff Comment:

- Not applicable. The subject parcel is not being intensified under this application review.

- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.**

Staff Comment:

- Because there is an established residence already developed, the policy growth level had already taken the existing residence into account when the policy was being established under the Spanish Springs Area Plan.

- h. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.**

Staff Comment:

- Not applicable. The requested amendment has no direct impact upon existing schools because the use (residential) has never ceased.

- i. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.**

Staff Comment:

- Not applicable. The subject property with existing residence has never been conditioned under any previous special use permit application review.

Recommendation for MPA14-002

Those agencies which reviewed the application provided commentary in support of approval of the Master Plan Amendment. Therefore, after a thorough analysis and review, it is recommended that the proposed Master Plan Amendment be adopted by the Planning Commission and recommended for approval by the Board of County Commissioners. The following motion is provided for your consideration:

Motion for MPA14-002

I move that the Washoe County Planning Commission, based upon the information presented in the staff report, written testimony and verbal testimony received during the public hearing, adopts Master Plan Amendment Case Number MPA14-002 having made a minimum of three (3) of the following findings in accordance with Washoe County Development Code Section 110.820.15 and having made all the findings as listed and in accordance with the Spanish Springs Area Plan, Policy SS.17.1 and Policy SS.17.2 for Plan Maintenance:

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. The proposed amendment will not affect the location, purpose and mission of the military installation;

And,

Findings of Policy SS.17.1 (a)(b)(c) of the Spanish Springs Area Plan

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

And,

Findings of Policy SS.17.2 (a) through (i) of the Spanish Springs Area Plan

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- c. For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area. (N/A)
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.

- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.
- h. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.
- i. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Appeal Process

An action of denial by the Planning Commission may be appealed to the Board of County Commissioners as specified in Washoe County Code Section 110.820.25 within 10 days after the date of decision. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day.

xc:

Property Owner/Applicant:

- STN 365 Calle Group, LLC, Attn: Randy Kuckenmeister, 3860 GS Richards Blvd., Carson City, NV 89703

Other Persons to be contacted:

- Mr. Chris Coombs, 3860 GS Richards Blvd., Carson City, NV 89703.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN (MPA14-002), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS.

Resolution Number 14-

WHEREAS:

- A. Master Plan Amendment Case Number MPA14-002, came before the Washoe County Planning Commission for duly noticed public hearings on August 5, 2014, and September 16, 2014; and
- B. The Washoe County Planning Commission heard public comment and input from both staff and applicant representatives regarding the proposed Master Plan amendment; and
- C. The Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Master Plan amendment; and
- D. Pursuant to Policy SS.17.1 (a), (b) & (c) of the Spanish Springs Area Plan of the Washoe County Master Plan, the Washoe County Planning Commission finds that this proposed Master Plan amendment:
 - a. The amendment will further implement and preserve the Vision and Character Statement,
 - b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan, and
 - c. The amendment will not conflict with the public's health, safety or welfare
- E. Pursuant to Policy SS.17.2 (a) through (i) of the Spanish Springs Area Plan of the Washoe County Master Plan, the Washoe County Planning Commission finds that with respect to the proposed Master Plan amendment:
 - a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification,

and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs; by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the unincorporated Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination
- c. For residential land use intensifications the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS 1.2.
- d. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.
- e. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- f. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2

- g. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.

F. Whereas the Washoe County Planning Commission has made the following findings necessary to support adoption of this proposed Master Plan amendment as set forth in Section 110.812.15 (d):

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. The proposed amendment will provide for land uses land uses which are compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation;
5. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services, and
6. The proposed amendment will not affect the location, purpose and mission of the military installation

NOW THEREFORE BE IT RESOLVED

1. That the Washoe County Planning Commission does hereby **ADOPT** the proposed master plan amendment in Master Plan Amendment Case Number MPA14-002, comprised of and including the maps and materials attached hereto as Exhibit B, and the application materials attached hereto as Exhibit C, as explained in the Staff Report and at the public hearing; and

2. That pursuant to NRS 278.210 (6) the Washoe County Planning Commission hereby **CERTIFIES** the attached master plan amendments and **RECOMMENDS** that the Board of County Commissioners adopt them subject to a satisfactory conformance review by the Regional Planning Commission as required by NRS 278.0282.
3. That if the Washoe County Board of County Commissioners does not adopt the master plan amendment as presented here, or if the Regional Planning Commission does not make the determination required by NRS 278.0282, this Resolution becomes void.

ADOPTED on September 16, 2014.

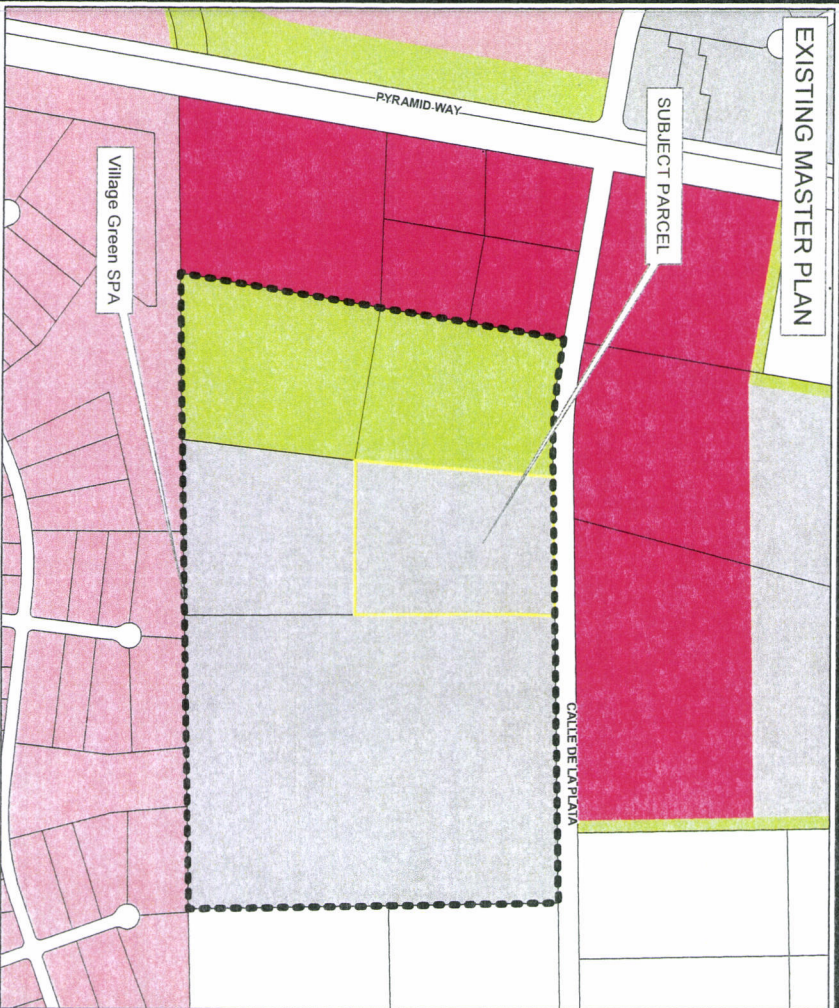
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

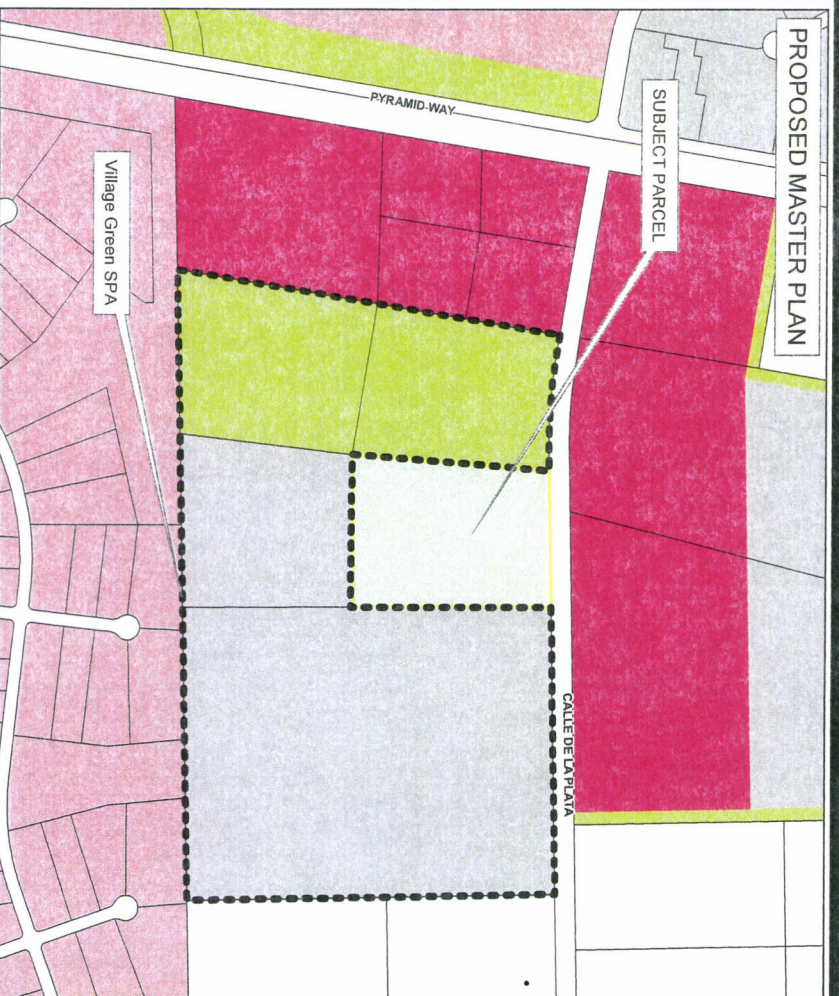
Carl R. Webb, Jr., AICP, Secretary

Roger M. Edwards, Chairman

EXISTING MASTER PLAN



PROPOSED MASTER PLAN



Spanish Springs Planning Area MPA14-002; Village Green



SOURCE: Planning and Development Division

DATE: June 2014



0 250 500
Scale in Feet

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR CONSTRUCTION. THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520

(775) 328-5600



Spanish Springs Planning Area RZA14-003; Village Green

- | | | | |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL | PARKS AND RECREATION |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | TOURIST COMMERCIAL | OPEN SPACE |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | INDUSTRIAL | GENERAL RURAL |
| LOW DENSITY SUBURBAN / LDS2 | HIGH DENSITY URBAN | SPECIFIC PLAN | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE |

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**Community Services
Department**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520
(775) 328-3600

DATE: June 2014

SOURCE: Planning and Development Division

MASTER PLAN AMENDMENT APPLICATION

&

REGULATORY ZONE AMENDMENT
WITH SPECIFIC PLAN APPLICATION

FOR

APN 534-561-09

APPLICANT:

STN 365 Calle Group, LLC
3860 GS Richards Blvd.
Carson City, NV 89703

AMENDED: AUGUST 1, 2014

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Community Development staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name (commercial/industrial projects only):			
Project Description: Master Plan Amendment and Regulatory Zone Amendment with Specific Plan to remove APN 534-561-09 from the Village Green Commerce Center Specific Plan.			
Project Address: 365 Calle De La Plata, Sparks, NV 89441			
Project Area (acres or square feet): 10.45 acres			
Project Location (with point of reference to major cross streets AND area locator): Approximately 1,500 feet east of the intersection of Pyramid Hwy and Calle De La Plata in Sparks, NV			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
534-561-09	10.45		
Section(s)/Township/Range: SE 1/4 Sec. 23 & NE 1/4 Sec. 26, T. 21 N., R. 20 E., M.D.B. & M.			
Indicate any previous Washoe County approvals associated with this application: Case Nos. CP08-006 and SP08-001			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: STN 365 Calle Group, LLC		Name:	
Address: 3860 GS Richards Blvd.		Address:	
Carson City, NV	Zip: 89703	Zip:	
Phone: (775) 885-8847	Fax: 885-9006	Phone:	Fax:
Email: rkuckenmeister@kbcallc.com		Email:	
Cell: N/A	Other:	Cell:	Other:
Contact Person: Randy Kuckenmeister		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: STN 365 Calle Group, LLC		Name: Chris Coombs	
Address: 3860 GS Richards Blvd.		Address: 3860 GS Richards Blvd.	
Carson City, NV	Zip: 89703	Carson City, NV	Zip: 89703
Phone: (775) 885-8847	Fax: 885-9006	Phone: (775) 885-8847	Fax: 885-9006
Email: rkuckenmeister@kbcallc.com		Email: ccoombs@kbcallc.com	
Cell: N/A	Other:	Cell: (775) 815-8425	Other:
Contact Person: Randy Kuckenmeister		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Master Plan amendments may be found in Article 820, Amendment of Master Plan.

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans
<input type="checkbox"/> A request to add, amend, modify or delete specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide a brief explanation to all questions.

1. What is the Master Plan amendment being requested at this time?

A Master Plan Amendment is being requested at this time to remove APN 534-561-09 from the Village Green Commerce Center Specific Plan and change the current Master Plan designation of Industrial to Rural Residential.

APNs 534-561-06, 07 and 08, owned by Oscar and Betty Dykes, and APN 534-561-10, owned by STN 375 Calle Group, LLC, are also subject to the Village Green Commerce Center Specific Plan, however this amendment request does not serve to alter the master plan designation on those properties. Their approval of this amendment request for APN 534-561-09 is evident by their signed Property Owner Affidavits included with this application.

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

The current Village Green Commerce Center Specific Plan and underlying Industrial Master Plan designation on APN 534-561-09 were processed several years ago by an entity named Sierra Triple Net, Ltd, the previous owner. The members of the current owner of the property, STN 365 Calle Group, LLC, were the beneficiaries of a former first deed of trust (loan) against the property to Sierra Triple Net, Ltd. That loan went into default and STN 365 Calle Group, LLC acquired ownership of the property via a foreclosure action in 2010. STN 365 Calle Group, LLC has no capacity to develop the property and it is believed that developing the property under the current Master Plan designation is not realistic under current market conditions. However, it is believed that the existing home located on the property could be sold at this time and remain a residential property. But, due to the existing Master Plan and zoning designation of Industrial, conventional home purchase financing is not available to buyers as it is currently considered a non-conforming use. STN 365 Calle Group, LLC wishes to amend the Master Plan designation to Rural Residential so the property could be marketed and sold as a residential use with conventional purchase financing available to potential buyers.

3. Please provide the following specific information.

- a. What is the location (address or distance and direction from nearest intersection)? Please attach a legal description.

The address of APN 534-561-09 is 365 Calle De La Plata, Sparks, NV 89441. The property is located approximately 1,500 east of the intersection of Pyramid Hwy. and Calle De La Plata.

- b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
534-561-9	Industrial	10.45	Rural Res.	10.45

- c. What are the adopted land use designations of adjacent parcels?

North	Commercial (across Calle De La Plata)
South	Industrial
East	Industrial
West	Open Space

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.):

APN 534-561-09 currently has a 2,400 square foot residential home located on the property. With the exception of a horse corral and concrete slab from a former shop building that was destroyed by a fire in 2012, the property is undeveloped. Access to the home is from Calle De La Plata to the north of the property via a graded and based entry road along the western edge of the property. The properties to the north (across Calle De La Plata), east, south are undeveloped. The property to the west is Open Space and has been developed as a detention facility for regional storm water runoff.

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

The area directly adjacent to the home on APN 534-561-09 has been landscaped with grass, trees and shrubs. The remainder of the property is covered by native grasses and sagebrush. The property has no exceptional features relative to water bodies, vegetation, topography, minerals, soils and wildlife habitat.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

- a. Is property located in the 100-year floodplain? (If yes, please attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Department of Public Works.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

APN 534-561-09 is located in a Zone AO Special Flood Hazard Area. Properties within Zone AO are areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1-3 feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone. The average flood depth shown for APN 534-561-09 is 1 foot.

- b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

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- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, please note the slope analysis requirements contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

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- d. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is subject to avalanches, landslides, or flash floods; is near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

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- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--


Explanation:

--

7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:



8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #	Existing well	acre-feet per year	

- e. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A

- f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

The proposed amendment does not involve an intensification of land use.

9. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

N/A

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Calle De La Plata to Pyramid Hwy. to Interstate 80

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

☐ Yes ☒ No

13. Community Services (provided and nearest facility):

a. Fire Station	TMFPD Station #17, 500 Rockwell Blvd., Sparks, NV
b. Health Care Facility	Northern Nevada Medical Center
c. Elementary School	Alice Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	Eagle Canyon Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	Route 2 - York Way and Pyramid Hwy.

14. Describe how the proposed amendment fosters, promotes or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan:

a. Population Element:

The property is currently a single family residential use and the proposed amendment will allow for the property to continue under that use. As such, the amendment will have zero impact on the area population which complies with the goals and policies outlined within the Population Element of the Washoe County Master Plan.

b. Conservation Element:

The property is currently a single family residential use and the proposed amendment will allow for the property to continue under that use. As such, the amendment will have zero impact on the area's natural resources and promote the goals and policies outlined within the Conservation Element of the Washoe County Master Plan.

c. Housing Element:

The property is currently a single family residential use and the proposed amendment will allow for the property to continue under that use. As such, the amendment will have zero impact on the area housing which complies with the goals and policies outlined within the Housing Element of the Washoe County Master Plan.

d. Land Use and Transportation Element:

The property is currently a single family residential use and the proposed amendment will allow for the property to continue under that use. As such, the amendment will have zero impact on the area transportation which complies with the goals and policies outlined within the Land Use and Transportation Element of the Washoe County Master Plan.

e. Public Services and Facilities Element:

The property is currently a single family residential use and the proposed amendment will allow for the property to continue under that use. As such, the amendment will have zero impact on the area public services and facilities which complies with the goals and policies outlined within the Public Services and Facilities Element of the Washoe County Master Plan.

f. Adopted area plan(s):

The property is located in the Spanish Springs Area Plan and the proposed amendment will maintain the existing use and feel of the area. As such, the amendment will implement and preserve the Vision and Character Statement of the area plan, conform to all applicable policies and not conflict with the public's health safety or welfare.

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

N/A

Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

This amendment serves to preserve the existing use of APN 534-561-09 as a single family residential home. Since this amendment, if approved, will have zero impact on existing infrastructure, utilities, natural resources and facilities it satisfies several findings within Article 820 of the Washoe County Development Code:

Finding (2) - Compatible Land Uses: The proposed amendment will not change, but rather support, the existing land use and will not adversely impact the public health, safety or welfare.

Finding (3) - Response to Change Conditions: The economic climate and market has changed drastically since the current Master Plan designation was put in place on the property. The likelihood of a large scale industrial development upon the properties within the Village Green Commerce Center Specific Plan is extremely small at this time. However, the property is currently residential and can continue indefinitely under that use. The proposed amendment would serve to open this type of use to potential buyers and grant them the possibility of conventional financing for their purchase.

Finding (4) - Availability of Facilities: The proposed amendment will not provide any intensification of use. Therefore, the existing transportation, recreation, utility and other facilities in the area are adequate to accommodate the uses and densities permitted by the proposed Master Plan designation.

At this time, the remainder of the properties within the Village Green Commerce Center Specific Plan shall remain within the plan. The removal of APN 534-561-09 is beneficial as it reduces the intensity of the Specific Plan, but does not reduce any of the proposed Open Space or public amenities within the Specific Plan.

Regulatory Zone Amendment for Specific Plan Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone. Requests for a change to a Specific Plan Regulatory Zone designation must be accompanied by a Design Standards Manual. The required components of the Design Standards Manual are provided in Article 106 of the Development Code.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. Please describe the Regulatory Zone amendment request:

A Regulatory Zone amendment is being requested at this time to remove APN 534-561-09 from the Village Green Commerce Center Specific Plan and change the current zoning designation of Industrial to Medium Density Rural.

APNs 534-561-06, 07 and 08, owned by Oscar and Betty Dykes, and APN 534-561-10, owned by STN 375 Calle Group, LLC, are also subject to the Village Green Commerce Center Specific Plan, however this amendment request does not serve to alter the zoning designation on those properties. Their approval of this amendment request for APN 534-561-09 is evident by their signed Property Owner Affidavits included with this application.

2. List the Following information regarding the property subject to the Regulatory Zone Amendment.

- a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

The address of APN 534-561-09 is 365 Calle De La Plata, Sparks, NV 89441. The property is located approximately 1,500 east of the intersection of Pyramid Hwy. and Calle De La Plata.

b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
534-561-09	Industrial	Industrial	10.45	MDR	10.45

c. What are the regulatory zone designations and current use of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	General Commercial	Vacant
South	Industrial	Vacant
East	Industrial	Vacant
West	Open Space	Stormwater detention facility

3. Please provide a summary of the proposed Design Standards Manual associated with the Specific Plan request. Include a brief summation or bullet points of some of the important components of the Design Standards Manual such as the general concept, project infrastructure, phasing plan, architectural design, landscaping, buffering and screening of adjoining properties, open space preservation, recreational amenities, etc.

The Village Green Commerce Center Design Standards Manual provides for an environmentally sensitive Business & Industrial Park. This amendment serves to remove APN 534-561-09 from the Specific Plan and does not alter any components of the Specific Plan on the other parcels governed by the design standards manual. A copy of the revised design standards manual is included with this application.

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, easements, buildings, etc.):

APN 534-561-09 currently has a 2,400 square foot residential home located on the property. With the exception of a horse corral and concrete slab from a former shop building that was destroyed by a fire in 2012, the property is undeveloped. Access to the home is from Calle De La Plata to the north of the property via a graded and based entry road along the western edge of the property. The properties to the north (across Calle De La Plata), east, south are undeveloped. The property to the west is Open Space and has been developed as a detention facility for regional storm water runoff.

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

The area directly adjacent to the home on APN 534-561-09 has been landscaped with grass, trees and shrubs. The remainder of the property is covered by native grasses and sagebrush. The property has no exceptional features relative to water bodies, vegetation, topography, minerals, soils and wildlife habitat.

6. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources or major drainages or prime farmland?

☒ Yes

☐ No

Explanation:

APN 534-561-09 is located in a Zone AO Special Flood Hazard Area. Properties within Zone AO are areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1-3 feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone. The average flood depth shown for APN 534-561-09 is 1 foot.

7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

☐ Yes ☒ No

Explanation:

[illegible]

8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

☒ Yes ☐ No

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #	Existing well	acre-feet per year	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A

f. Please identify how sufficient water rights will be available to serve the additional development.

The existing well on APN 534-561-09 is sufficient to accomodate the existing home on the property.

9. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

e. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

N/A

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Calle De La Plata to Pyramid Hwy. to Interstate 80
--

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District Station #17
b. Health Care Facility	Northern Nevada Medical Center
c. Elementary School	Alice Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	Eagle Canyon Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	Route 2 - York Way and Pyramid Hwy.

Projects of Regional Significance Information – for Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance." Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

This amendment serves to preserve the existing use of APN 534-561-09 as a single family residential home. Since this amendment, if approved, will have zero impact on existing infrastructure, utilities, natural resources and facilities it satisfies several findings within Article 821 of the Washoe County Development Code:

Finding (2) - Compatible Land Uses: The proposed amendment will not change, but rather support, the existing land use and will not adversely impact the public health, safety or welfare.

Finding (3) - Response to Change Conditions: The economic climate and market has changed drastically since the current zoning designation was put in place on the property. The likelihood of a large scale industrial development upon the properties within the Village Green Commerce Center Specific Plan is extremely small at this time. However, the property is currently residential and can continue indefinitely under that use. The proposed amendment would serve to open this type of use to potential buyers and grant them the possibility of conventional financing for their purchase.

Finding (4) - Availability of Facilities: The proposed amendment will not provide any intensification of use. Therefore, the existing transportation, recreation, utility and other facilities in the area are adequate to accommodate the uses and densities permitted by the proposed Master Plan designation.

At this time, the remainder of the properties within the Village Green Commerce Center Specific Plan shall remain within the plan. The removal of APN 534-561-09 is beneficial as it reduces the intensity of the Specific Plan, but does not reduce any of the proposed Open Space or public amenities within the Specific Plan.

EXISTING

PROPOSED



FREEWAY

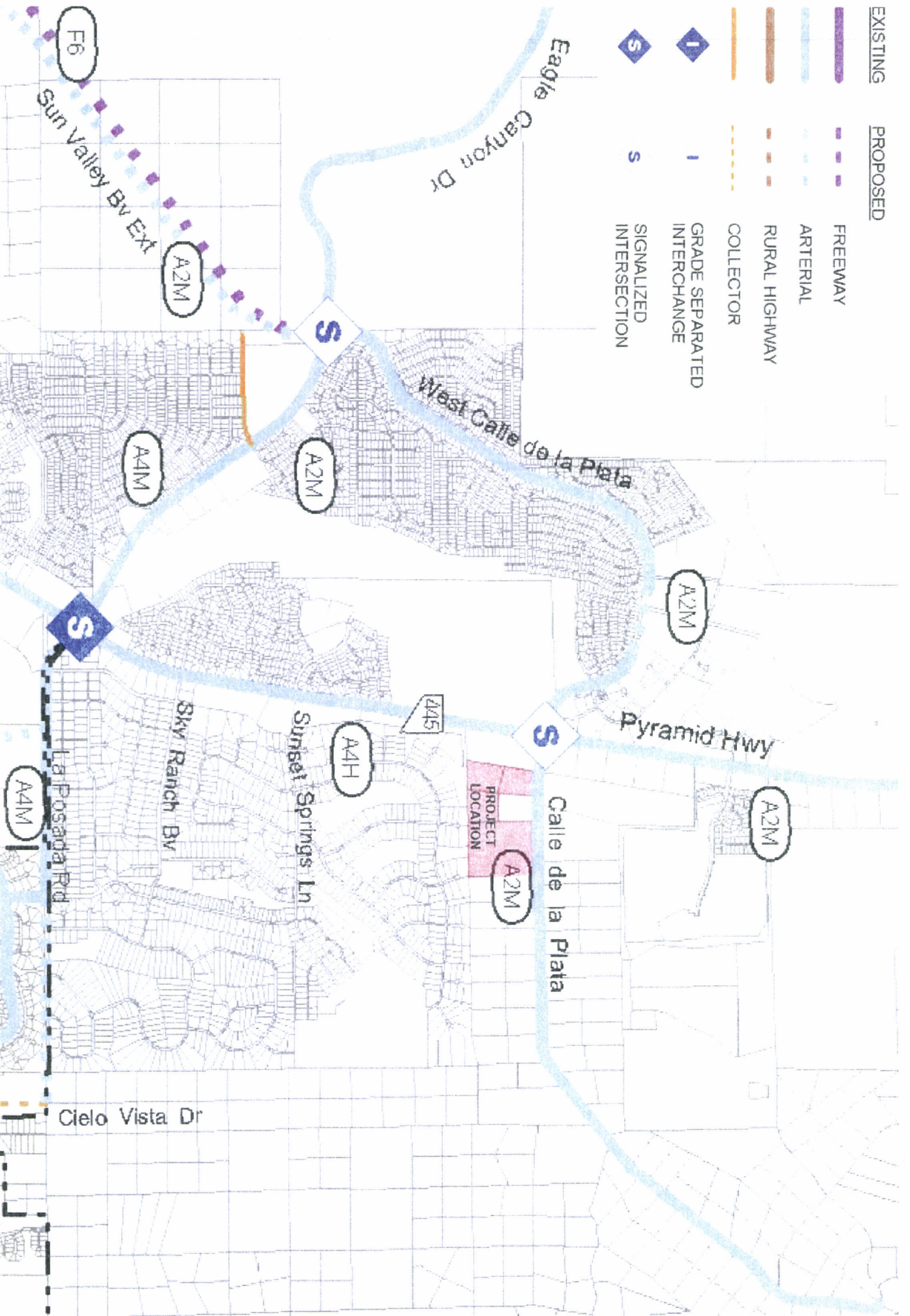
ARTERIAL

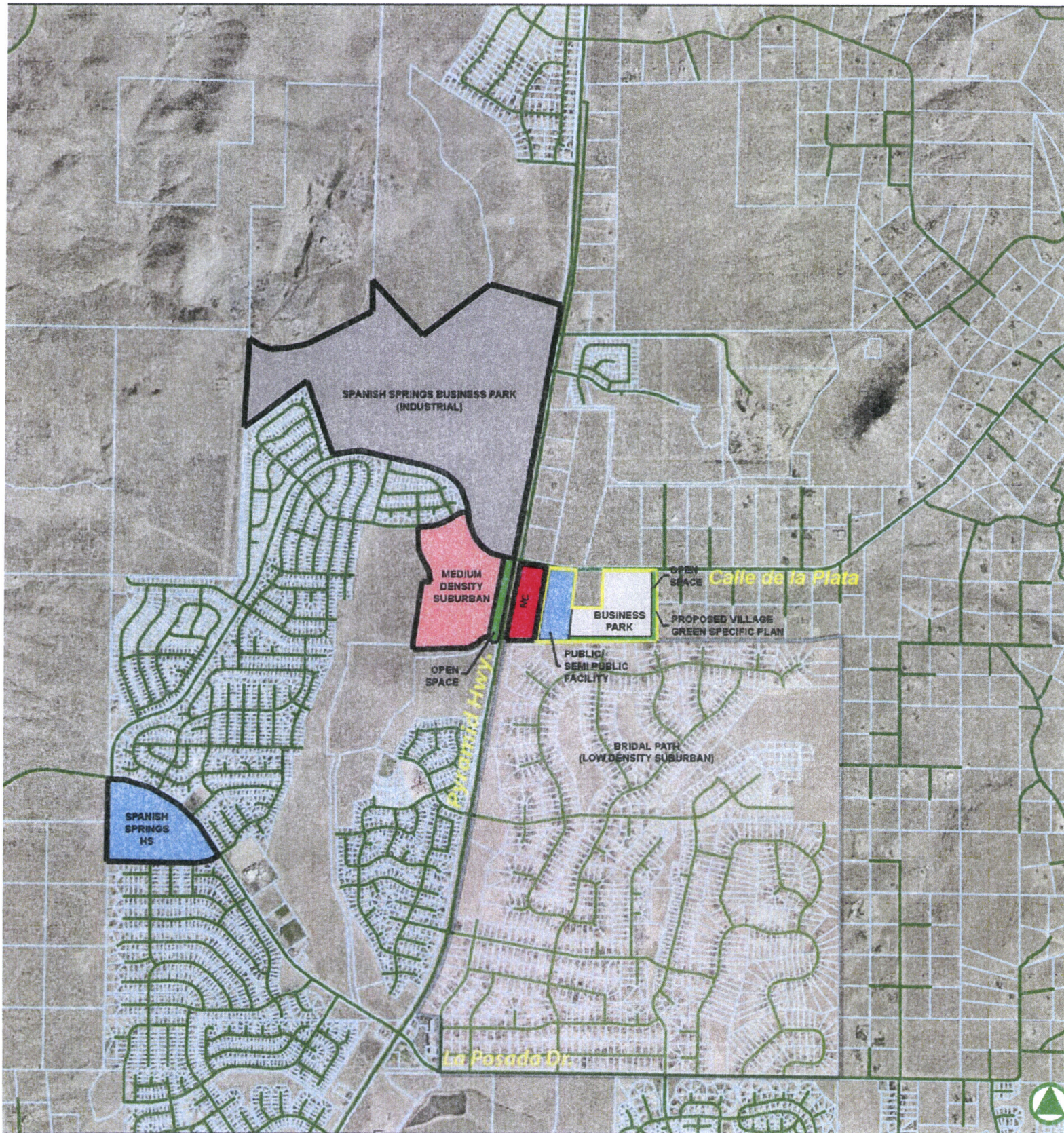
RURAL HIGHWAY

COLLECTOR

GRADE SEPARATED INTERCHANGE

SIGNALIZED INTERSECTION





 SPECIFIC PLAN BOUNDARY

 PUBLIC FACILITY PARCELS

a.k.a.

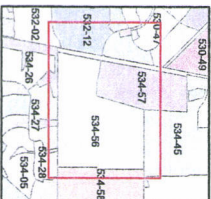
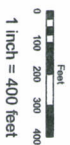
T21N - R20E



534-56

Joshua G. Wilson, Assessor

Reno, Nevada 89512
(775) 328-2231



076-40

as to the significance delineated hereon.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Washoe County Nevada (Unincorporated Areas)	NO PROJECT	UPDATED INFORMATION
	COMMUNITY NO.: 320019		
IDENTIFIER	North Spanish Springs Detention Basin	APPROXIMATE LATITUDE & LONGITUDE: 39.666, -119.700 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 32031C2865 G DATE: March 16, 2009		NO REVISION TO THE FLOOD INSURANCE STUDY REPORT	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

Spanish Springs Wash - from approximately 500 feet upstream of Rockwell Boulevard to just upstream

SUMMARY OF REVISIONS

This Letter of Map Revision (LOMR) is an update of a LOMR issued on March 18, 2009 (Case No. 09-09-0489P), which added a Special Flood Hazard Area (SFHA), an area subject to inundation by the base (1-percent-annual-chance) flood, along the revised reach of Spanish Springs Wash. In the March 18 LOMR, the new SFHA was inadvertently misrepresented north of Calle de la Plata Road from approximately 500 feet upstream to just upstream of Rockwell Boulevard. This LOMR revises a portion of the March 18 LOMR to redelineate the SFHA based on updated digital mapping data. As a result, the SFHA is removed north of Calle de la Plata Road from approximately 500 feet upstream to just upstream of Rockwell Boulevard along Spanish Springs Wash.

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Dahlia Kasperski

Dahlia Kasperski, P.E., CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Dahlia Kasperski, P.E., CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Sally M. Ziolkowski
Director, Mitigation Division
Federal Emergency Management Agency, Region IX
1111 Broadway Street, Suite 1200
Oakland, CA 94607-4052
(510) 627-7175

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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Engineering Management Branch
Mitigation Directorate



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

This revision is effective as of the date of this letter. Any requests to review or alter this determination should be made within 30 days and must be based on scientific or technical data.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Dahlia Kasperski

Dahlia Kasperski, P.E., CFM, Program Specialist
Engineering Management Branch
Mitigation Directorate

Legend

- 1% annual chance (100-Year) Floodplain
- 1% annual chance (100-Year) Floodway
- 0.2% annual chance (500-Year) Floodplain

MAP SCALE 1" = 1000'

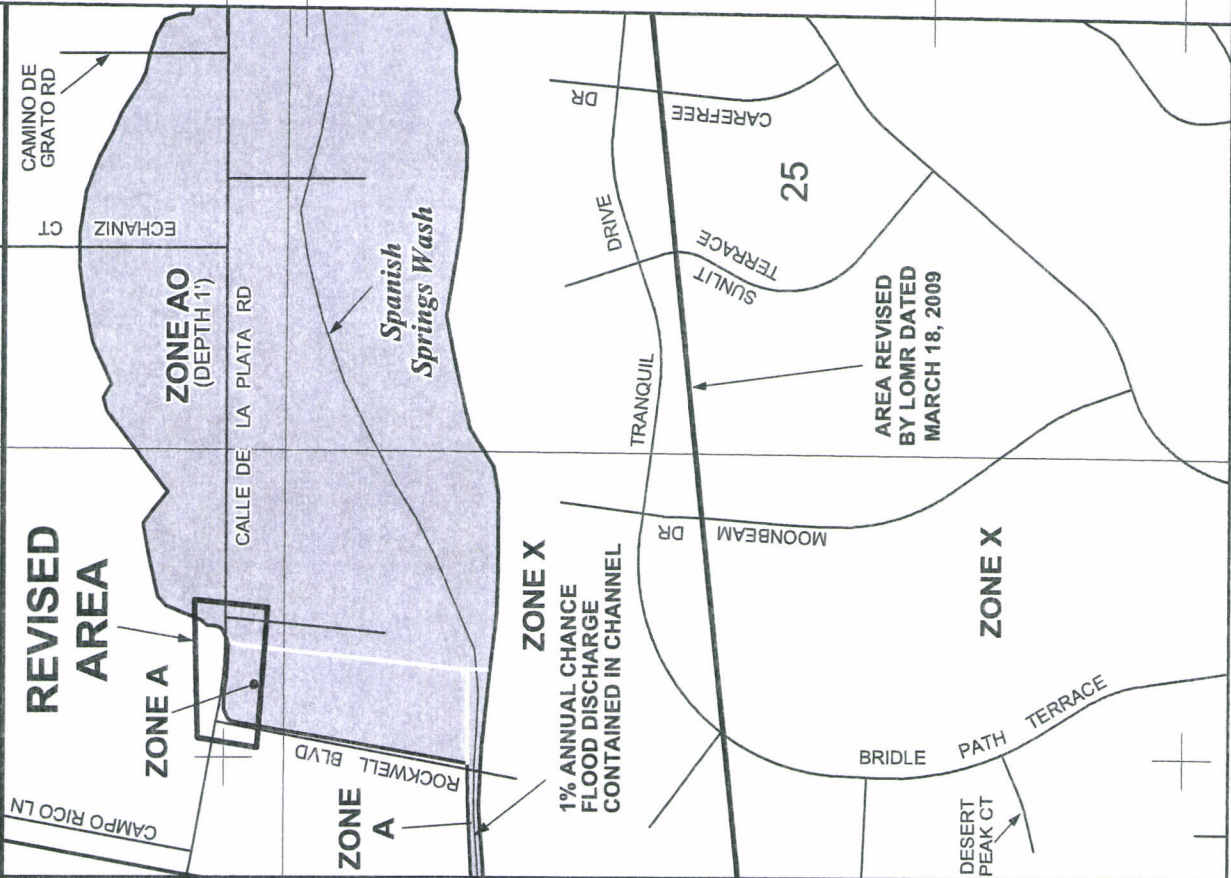
500 0 1000 FEET

300 0 300 METERS

**Washoe County
Unincorporated Areas
320019**

ZONE X

AREA REVISED
BY LOMR DATED
MARCH 18, 2009



NFIP

PANEL 2865G

FIRM

FLOOD INSURANCE RATE MAP

WASHOE COUNTY, NEVADA AND INCORPORATED AREAS

PANEL 2865 OF 3475

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL SUFFIX
WASHOE COUNTY	320019	G
SPARKS, CITY OF	320021	G

REVISED TO REFLECT LOMR EFFECTIVE: May 29, 2009

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 32031C2865G

MAP REVISED MARCH 16, 2009

U.S. DEPARTMENT OF AGRICULTURE

Federal Emergency Management Agency

VILLAGE GREEN COMMERCE CENTER

SPECIFIC PLAN

DESIGN STANDARDS HANDBOOK



May 15, 2014

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I. Introduction

Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (AP #'s 534-561-06, 07, 08, and 10) consists of 70.08 ± acres. As shown in Figure 1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 49.32 ± acres located further east along Calle de la Plata.

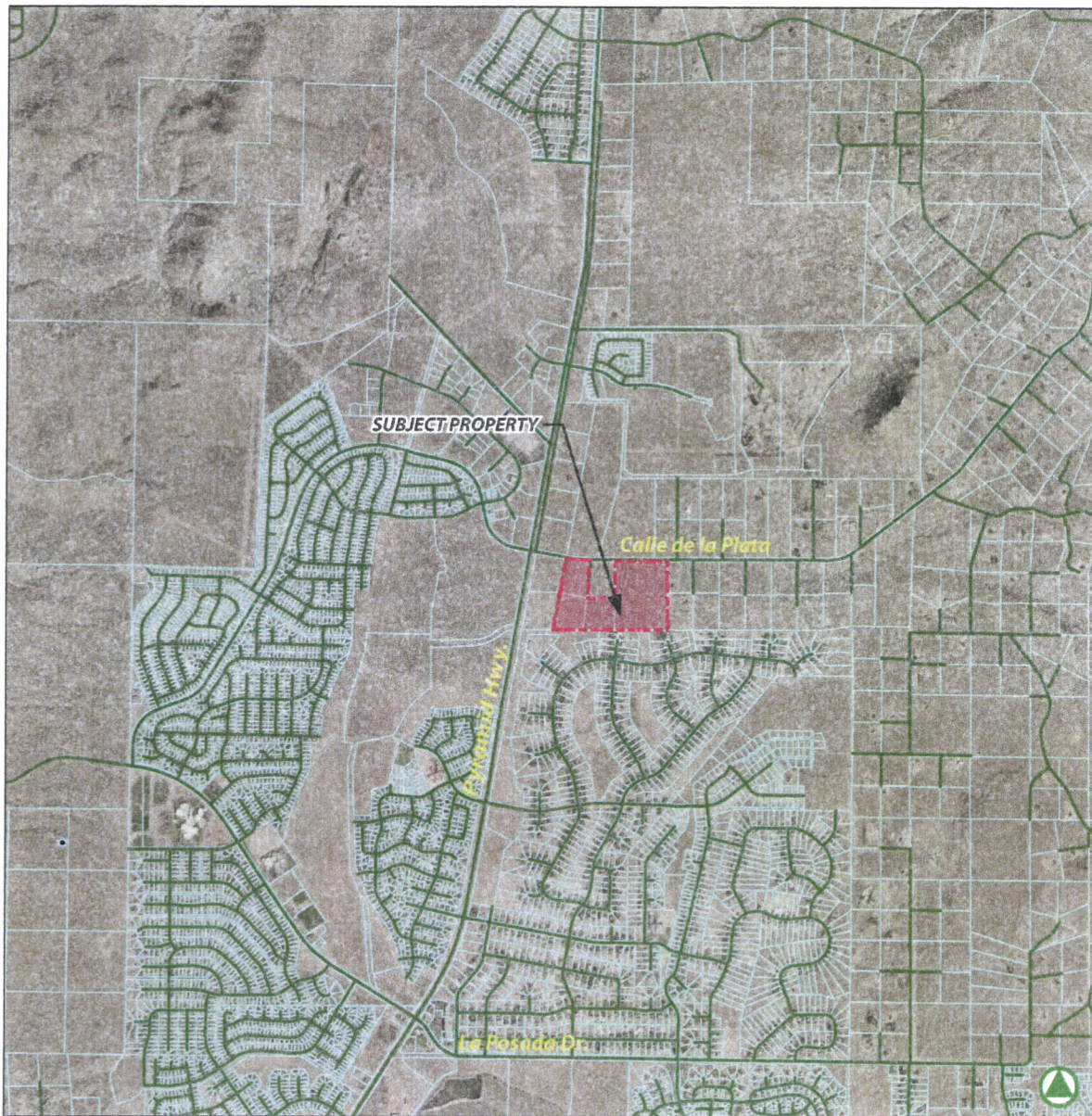


Figure 1 - Location Map

Project Concept/Description

Village Green Commerce Center is envisioned to be an environmentally sensitive Business & Industrial Park that creates a stronger employment base within the Spanish Springs valley.

Purpose of a Specific Plan:

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the comprehensive plan by requiring or permitting large scale planning in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

Specific Plan Goals:

The following specific goals for the Village Green Commerce Center are implemented with the standards in this handbook.

I. Protect the Natural Environment:

Goal 1: To promote environmental stewardship by using Green building concepts, and renewable energy resources.

II. Create commerce and diverse development patterns:

Goal 2: To promote community sustainability by providing a mix of employment that serves the growing population of Spanish Springs and reduces commutes out of the valley.

Goal 3: To promote economic diversity in the Spanish Springs Valley by providing higher than average wage employment.

III. Energy Conservation:

Goal 4: To promote a high quality project with western themed architecture using energy efficient building concepts and environmentally friendly site design.

IV. Infrastructure:

Goal 5: Village Green Commerce Center will bring major elements of public facility plans to fruition which include the construction of an arterial roadway (Calle de la Plata), providing a flood control basin, and completing a planned signalized intersection.

II. Development Standards

Village Green Commerce Center focuses development through design standards. The standards offer little flexibility in terms of architectural quality, required landscaping, streetscape treatments, and similar standards. The Development Standards ensure compatibility with adjacent uses, relate to the surrounding environment, provide proportional sizes/arrangements of buildings, ensure adequate parking and provide project amenities.

Standards Not Addressed

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittals.

Land Use Classifications

Village Green Commerce Center includes a mix of a renewable energy producing Business Park & Industrial land uses to promote commerce and new employment within the Spanish Springs Valley.

The uses in the Industrial (I) regulatory zone are subject to the Industrial uses within the Spanish Springs Area Plan Table of Allowed Uses with the following exception: Renewable Energy Production (excluding geothermal and petroleum) for on-site use is allowed within the Specific Plan.

Specific Plan Land Use

Land uses in Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility, and Open Space. There is no further definition of land use designations or sub-categories thereof. All of the uses are permitted subject to the standards and conditions outlined within this Handbook.

The sedimentation basin parcels (AP #'s 534-561-06 and 07) are limited to public facility uses only. These parcels shall meet Public Facility regulations in the Spanish Springs Area Plan and Washoe County Development Code. Figure 2 (below) shows the Specific Plan Land Uses and the surrounding area land uses in the immediate area.

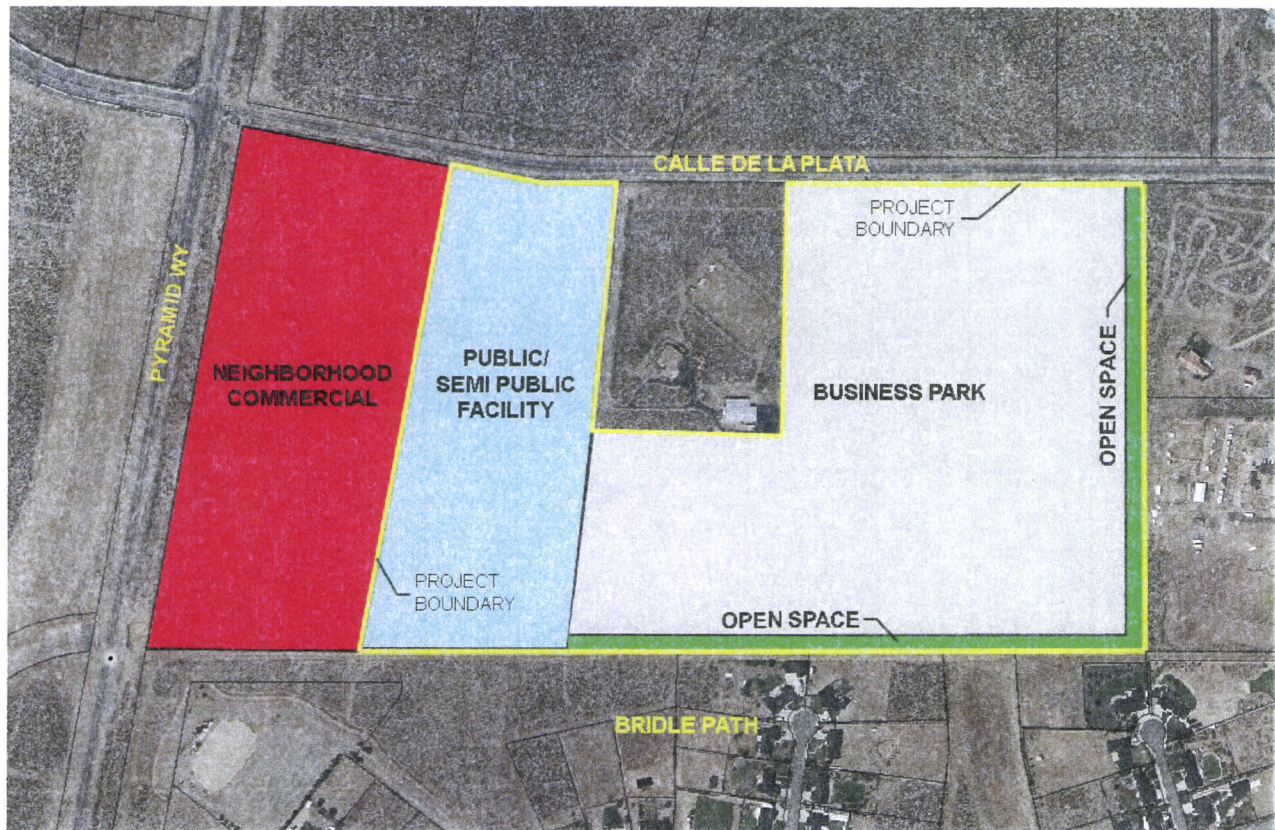


Figure 2 – Specific Plan Land Uses

Transportation Infrastructure

Calle de le Plata is a planned arterial street in the Street & Highways System Plan. That map identifies future transportation needs based on the relationship of land use and transportation facilities in the Regional Transportation Commission (RTC) modeling. Village Green Commerce Center includes land uses that compliment the planned infrastructure and capacity created in this arterial street and signalized intersection at Pyramid Highway. This intersection is identified with the most significant investment in public infrastructure for the entire area north of Eagle Canyon Drive for the long range regional plans.

Site Planning

Setbacks:

The setback standards are intended to complement adjacent properties, and promote a uniform streetscape along Calle de la Plata.

Table 1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table 1 – Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	20 feet
South	50 Feet (includes a buffer) ¹
West	5 feet
East	50 feet (includes a buffer) ¹

¹See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

Additional Setback Requirements:

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

Building Height

- Maximum building height shall be 35' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence.
- Building height is measured per the definitions in the Washoe County Development Code.

Parking:

- Parking shall be provided per the requirements in Article 410 of the Washoe County Development Code.
- Any use not defined by Article 410 of the Washoe County Development Code shall be subject to the reasonable interpretation by the Administrator.
- Joint non-concurrent use of parking facilities shall be permitted with approval by the Administrator, which cannot be unreasonably withheld.
- A reciprocal parking agreement(s) may be recorded over the property encompassing all uses within the project boundaries.
- When future building permits and/or Administrative Permits are proposed, the applicant shall provide documentation to the Department of Community Development that parking will meet Washoe County code requirements.

Trash Enclosures

- All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure. A 6' (foot) minimum height shall be required to fully screen trash dumpsters.
- Trash enclosures colors shall match the primary colors of the building in which they serve.
- A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.
- Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).
- Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

Circulation & Sidewalks

Pedestrian access and circulation standards are to create a pedestrian friendly environment that is safe and efficient with obvious connections to major building entrances and destinations.

- A minimum 5' (foot) wide sidewalk is required along the project's Calle de la Plata frontage, providing a connection with neighborhood commercial properties to the west. The sidewalk

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may either meander within the 20' (foot) required landscape setback or parallel the right-of-way.

- Sidewalks shall be provided adjacent to primary building entrances and are required to meet applicable ADA standards.
- Ownership and maintenance of internal paths/walks shall be the responsibility of the Master Developer or the subsequent tenant or owners association.

Fences & Walls

- Maximum fence height for any perimeter fencing shall be 6' (feet). Perimeter fencing may consist of wood, vinyl, split-rail, or masonry. Chain link fencing is prohibited along the perimeter of the project. Solid fencing is prohibited for use in the buffer areas. Perimeter refers to the exterior boundaries of the site, not internal lots.
- Fencing within the front yard of any lot, or along the Calle de la Plata frontage is prohibited.
- Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.
- A minimum 5' (foot) planter area must be provided adjacent to any fence in excess of 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence (i.e. vines, columnar trees).
- Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

- Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls and overhangs.
- Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.
- Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited for all other hours.

Architecture

Village Green Commerce Center architecture promotes a western theme adopted in the Spanish Springs Area Plan and accentuated with the "Virginia City" theme shown in the photos in Figure 4. The architectural standards below apply to all uses and buildings within the Business Park area.

General Guidelines

- Primary building entries shall be identifiable and accessible. Major building entries shall be highlighted by features such as overhangs, awnings, trellises, or special plantings/planters.
- Stylized façade treatments that complement the intended architectural character shall be permitted.
- Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.
- Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building's overall appearance.
- Figures 3 (next page) and 4 (following page) show renewable energy building elements and the western theme styles proposed for the Village Green Commerce Center. These are provided for illustrative purposes, however, the general features of these illustrations shall be permitted in the project. Final elevations and architecture will vary but must comply with the Design Standards included with this handbook.

Energy Efficient Tenant Criteria

Following are Energy Efficient Building Design Standards. All buildings within the project shall include at a minimum:

- R20 Insulated Walls
- R50 Insulated Ceilings
- Electric Hydronic Heat
- Electric Cooling
- Cement Floors to be insulated and include hydronic coils

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- Rent incentives will be provided to tenants that consume a minimum amount of electricity per month.



Figure 3 – Renewable Energy Building Features

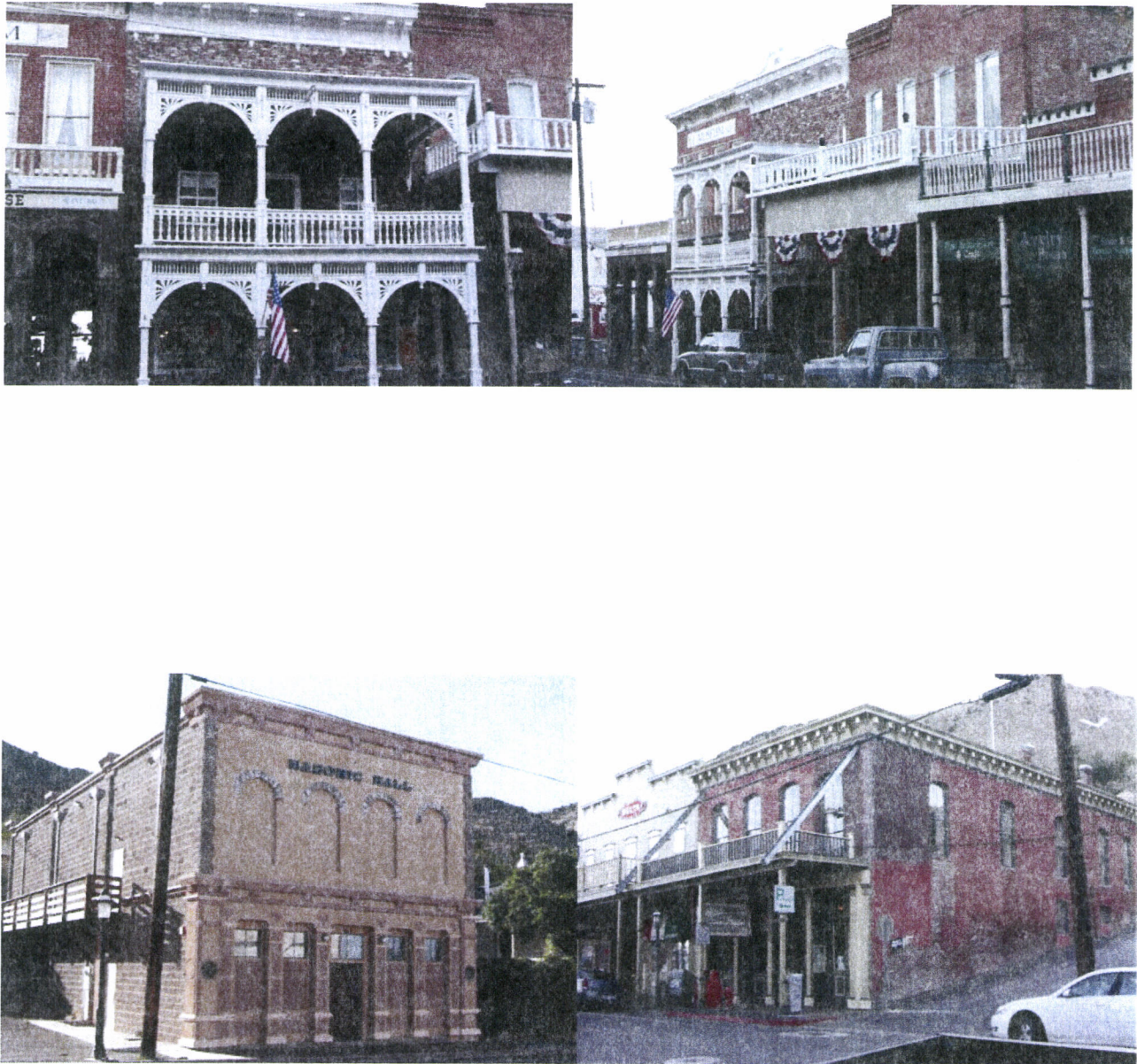


Figure 4 – Virginia City Western Theme Building Architecture

Building Massing and Form

- All buildings must consider pedestrian scale. Buildings should provide articulation and dimension to add visual interest, windows (real or false) to break-up large building masses.
- Building exterior walls shall include some of the following elements:
 - Design that gives the appearance of multiple structures when functionally possible.
 - Offsetting building planes through wall step backs.
 - Treatment with materials to ensure visual interest.
 - Clustering small-scale elements such as planter walls, pilasters, and columns around the major form.
- Rear and side elevations on small stand-alone structures shall include articulation and wall treatments related to the primary façade when visible from Calle de la Plata.
- Rear or side facades on larger buildings or multi-tenant buildings should include the same design elements as the front façade and facades abutting public rights-of-way.
- Measures to address side and rear articulation will include the use of varied colors, architectural articulation such as pillars, posts, awnings, and trellises.
- Theme structures and signage along with building and roof forms will promote the western theme envisioned in the SSAP and Virginia City photos.

Mechanical Equipment

- Exterior mechanical equipment shall be designed and maintained in an orderly, compact manner. Equipment colors shall blend with the building architecture or blend with the natural background, as appropriate.
- All roof-mounted equipment shall be screened with use of parapet walls, or screens including color(s) of the primary structure including the rear of stationary solar panels. Non stationary roof-mounted photo voltaic solar panels shall be exempt from this standard.
- Exterior mounted electrical equipment shall be located where it is screened from public view. It shall not be located on the public street side of any building unless screened with a wall or non-deciduous plantings.
- Solar panels used to generate renewable energy sources are not subject to these standards.

Building Materials

- On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade.
- Larger buildings may use concrete tilt-up design with articulation techniques such as bump-outs, faux pillars, or trellises. Building entrances shall include overhangs, awnings, trellises, or similar elements to identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged.
- Materials shall blend existing buildings within the project to provide some level of overall consistency.
- Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.
- Long, unbroken expanses of concrete or glass are discouraged. These are not consistent with the theme identified in the "Virginia City" buildings.

Signs

- All signs located within the Village Green Commerce Center shall conform to Article 504 of the Washoe County Development Code in terms of size and quantity.

Lighting

General Standards:

- Lighting design will conform to Washoe County Development Code requirements.
- On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.
- Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.
- All exterior lighting shall utilize energy efficient lighting such as low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Security Lighting

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- Light standards shall not exceed 12' (feet) in height. Light standards located within 100' (feet) of any residential zone shall be limited to no more than 12' (feet) in height.
- In the event a security light standard higher than 12' is proposed, a photometric plan is required and shall be approved by the Administrator.

Exterior Sign Lighting

- Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.
- All lighted signs are required to use individual letter lighting rather than total illumination.
- Illuminated signs are prohibited for the buildings facades oriented toward south and east property lines. These refer to only those buildings located along the original south and east property lines of Village Green Commerce Center (adjacent to existing residential).
- South and east facing sign illumination is allowed for all other building elevations other than those described above.

Parking Lot Lighting

- Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.
- Parking lot lighting shall not exceed 12' (feet) in height measured from the adjacent finished grade of parking lot.
- Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.
- All exterior lighting shall use energy efficient lighting standards such as low pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

Landscaping

General Requirements

Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.

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- A minimum of 20% (9.86 ± acres) of the gross site area (49.32 ± acres) excluding the sedimentation basin shall be landscaped. Individual parcels are required to provide a minimum of 20% landscaping based on the gross area of each parcel.
- All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier film.
- Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.
- A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project.
- Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.
- Effluent water used for landscape irrigation and recharge is highly encouraged. The Master Developer shall be required to provide "dry lines" for the future extension of effluent lines to the site. The timing of constructing these lines is addressed in the Environmental Sustainability section.

Calle de la Plata Streetscape

- A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata. No buildings or parking areas shall encroach into this area.
- A 5' (foot) wide concrete sidewalk shall be constructed within the 20' (foot) landscape area. The sidewalk may either parallel the right-of-way at the curb line, or meander through the landscape area in private property. If located in private property, it shall require granting of a public access easement to Washoe County.
- Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.
- Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata streetscape.
- Use of lawn, berming, and landscape boulders may be included into the Calle de la Plata streetscape design at the discretion of the landscape architect.

Planting Palette

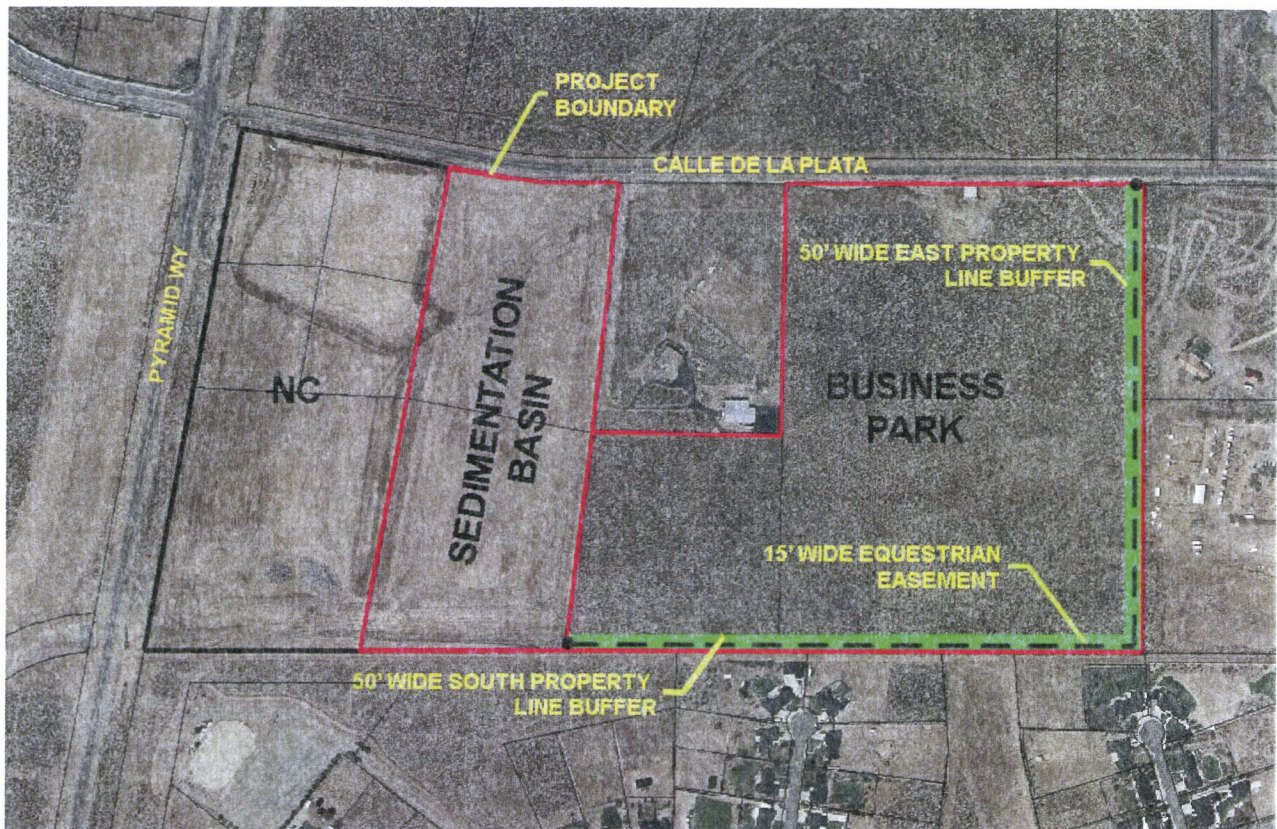
An amended list of plant material in addition to those noted in the S.S.A.P. may be used in the project at the sole and absolute discretion of the landscape architect. The selections must consider the intended desert landscape theme as related to the sustainability features of the project with a preference to using plant material native to northern Nevada.

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site (see Figure 5 – Business Park Buffering). Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

- Building Orientation - All buildings oriented along these property lines shall have the "quiet" side of a building facing the property line. There shall be no doors (except fire doors) or activity between the building and the property line to ensure a quiet interface.
- Building Setback - All buildings adjacent to these property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.
- Access and Parking - There is no parking or access allowed unless required for emergency vehicle circulation or fire doors for the buildings.
- Landscape Screening - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure 6 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.
- Building Material & Colors - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines.
- Lighting – Lighting on the exterior of buildings is restricted to security lighting.

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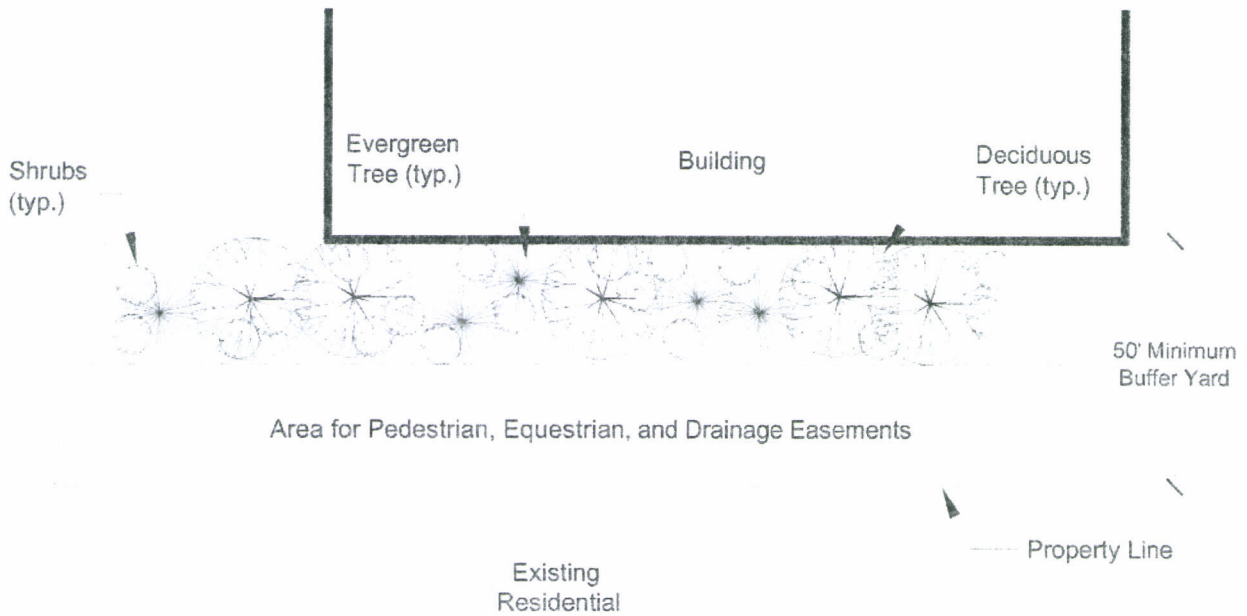


Scale: 1"=550'

Figure 5 – Business Park Buffering

Note:

Tree planting to include a mix of 50% Deciduous and 50% Evergreen Trees



Evergreen Trees shall be 50% @ 7' Height Min.
50% @ 6' Height Min.

Deciduous Trees shall be 50% @ 2" Caliper Min.
50% @ 1" Caliper Min.

Figure 6 – Buffer Yard Planting Plan**Parking Lot Landscaping**

Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

- A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a “smaller” feel.
- A minimum of one tree per every 10 parking spaces shall be provided within parking lot “islands.”
- Deciduous trees shall be a minimum 1.5” (inch) caliper, with evergreen trees at a 6’ (foot) minimum height.
- These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.
- Landscaping shall not be less than 15% of the site area of the parking lot.

Site Grading

The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.

- Mass grading shall be consistent with a specific building phase. This prohibits mass grading of any future development phase without an associated building permit. One exception is any grading needed for infrastructure that includes roads, utility lines, and flood control improvements may be allowed without a building permit.
- Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.
- Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5’ (feet) in height.

- Retaining walls shall use native stone or modular blocks materials where grading dictates.

Turf Areas:

A "water catchment area" or a planting bed shall separate lawn areas from hard surfaces such as streets and sidewalks in order to catch runoff (see Figure 7 below).

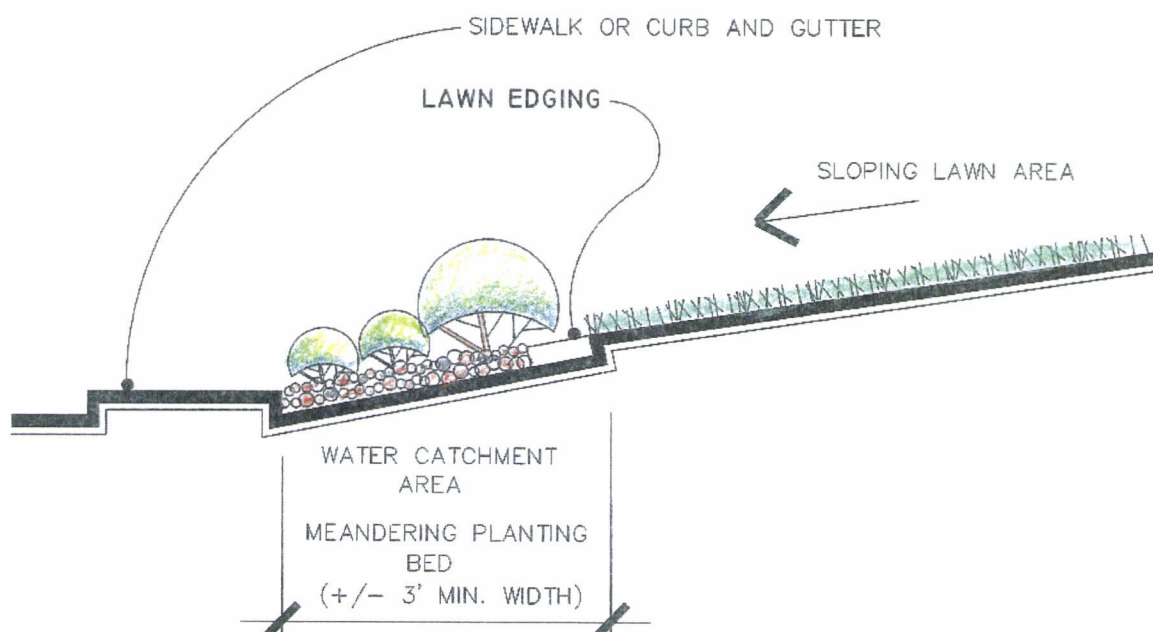


Figure 7 – Turf Areas

Sustainability

Low Impact Development (LID) Standards

LID standards and techniques shall be used in the development of the site. These techniques are intended to reduce storm water runoff and mitigate development impacts to the land, and hydrologic functions of the site. LID aims to mimic natural hydrology by using processes that infiltrate, and evaporate storm water.

LID standards shall include a mix of some of the following design solutions and criteria:

- Design infiltration basins where possible. These are shallow depressions in the landscape with specific soils and vegetation to assist in infiltrating. The water catchment areas noted in Figure 7 for turf are a positive LID feature to infiltrate irrigation and stormwater runoff.
- Use grass drainage swales where possible as an alternative to curbs, gutters, and pipes. Water moving in swales is slowed and percolates into the ground.
- Reduce the extent and size of storm detention ponds with use of infiltration ponds and drainage swales in landscape areas
- Use efficient irrigation technology for landscape areas to avoid generating offsite runoff.
- Minimize the use of impervious surfaces by meeting precise parking demands that may reduce the amount of parking spaces provided and reduce the amount of impervious surface. This is further accomplished by providing alternative modes of transportation to the site.
- Disconnect hydrologic elements (roofs, downspouts, parking areas) in design.

Environmental Sustainability Standards

Village Green Commerce Center contributes to a sustainable business park environment by including the following standards:

1. All buildings will include solar panels on the rooftops to supplement energy demands or other renewable sources should be required.

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2. All buildings will be programmed to include electrical docking stations for recharge of electrical vehicles. Size & quantities of docking stations will be based on building size and shall be determined by the architect or designer of individual buildings.
3. All structures shall include elements of the Sierra Green building program. That program is accessed via the internet at www.thebuilders.com/sierragreen.php.
4. LID standards shall be applied within the site design per the standards noted in the LID section above. Additional information to help address LID criteria is accessed via the internet at <http://www.unce.unr.edu/programs/sites/nemo>.
5. Businesses shall have recycling programs including recycling bins for domestic recycling (i.e. cans, bottles, paper).
6. Employers shall prepare a ridesharing program and make employees aware of the program in an effort to reduce vehicle trips.
7. All buildings shall provide a bicycle or motorcycle rack to encourage alternative forms of transportation. The number of racks may increase based on total parking demand.
8. Effluent water shall be required for landscape irrigation when made available by Washoe County to the Spanish Springs Valley and this site. Timing of the connection or transition to effluent irrigation shall be linked to a future development phase that is pending approval once the effluent lines are made available to the site. Effluent irrigation is not required retroactively to site improvements completed prior to the effluent lines being available to the site.
9. Hitching posts for equestrian use shall be included in the site programming with approval of the first phase.
10. Bike paths and pedestrian paths are key circulation improvements to encourage several modes of transportation to the project for employers, employees, and the community.
11. The flood control sedimentation basin on the site is a sustainable feature that captures storm water and recharges the Spanish Springs ground water through infiltration.

III. Administration

Project Phasing

The Village Green Commerce Center will be developed in multiple phases as shown in the Phasing Plan in Figure 8 on the next page. That plan includes 5 phases, but may be modified administratively and increased up to 10 phases without a handbook amendment. The following

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three conditions shall be satisfied as noted with specific phasing requirements:

1. Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase.
2. The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure.
3. Intersection improvements to the Calle de la Plata/Pyramid Highway intersection, as detailed in the Solaegui Engineers Traffic Analysis dated June 2008, may be constructed prior to the first phase of development.

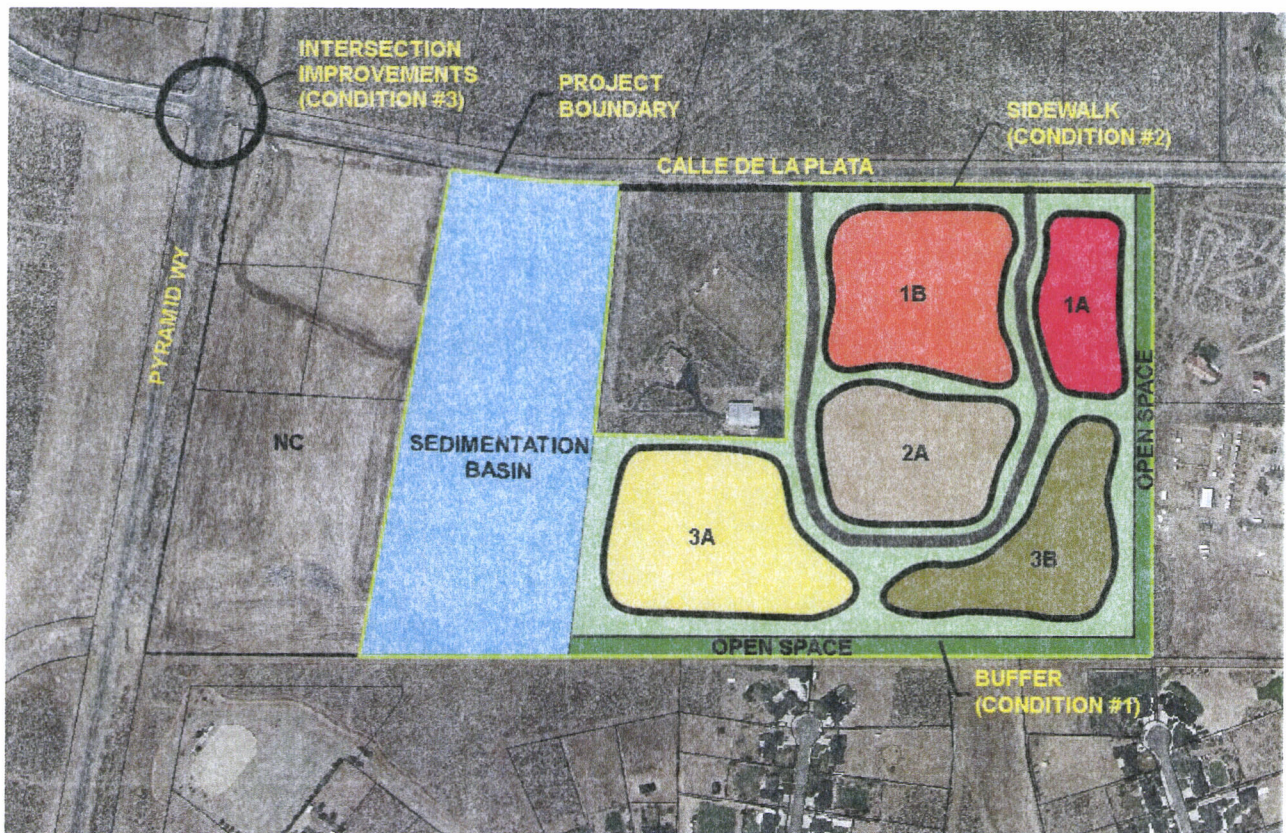


Figure 8 - Phasing Plan

Transportation Improvements

The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC.

The Master Developer intends to construct improvements at the Pyramid Highway/Calle De Le Plata intersection at his discretion without being linked to a specific building phase approval of the project. See Project Phasing in Figure 8. These improvements may be necessary in advance of a building phase to accelerate overall construction progress. The timing of this improvement will require approval by Washoe County and RTC with respect to meeting traffic signal warrants. The Master Developer will pay a pro rata share contribution toward the signalization. Other pro rata share contributions will be collected and administered by Washoe County staff.

Equestrian Easement

The Master Developer shall provide an equestrian easement to Washoe County from Bridle Path and construct the path with each adjacent phase through the project site per the phasing plan and connect to Calle De Le Plata. This easement shall be 15' in width, and meet the basic criteria for equestrian use as defined by the Washoe County Parks Department, and maintained by Washoe County. This easement is noted on the Business Park Buffer Plan, Figure 5 on page 16.

Subsequent Review Requirements

Per the Allowed Uses section, all uses within the Village Green Commerce Center require subsequent review by Washoe County in the form of either a building permit or Administrative Permit.

Administrative Permits for uses within the Village Green Commerce Center shall use the Washoe County Department of Community Development application forms and include the applicable filing fee, complying with all submittal requirements as outlined on the County application form(s). Processing of these requests shall follow the guidelines/timeframes established by Washoe County.

Project Financing

1. Project financing shall be the responsibility of the Master Developer. All necessary infrastructure to serve the site shall be constructed at the expense of the Master Developer

VILLAGE GREEN COMMERCE CENTER

and dedicated to Washoe County as appropriate.

2. Any agreement made between the Master Developer or a future tenant/user and Washoe County for alternative financing of infrastructure shall be permitted if agreeable to all parties, which agreement should not be unreasonably withheld.
3. Village Green Commerce Center is required to pay all applicable development impact fees as mandated by Washoe County, the Regional Transportation Commission, and Nevada Revised Statutes.

Maintenance

1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer, listed below:
 - Name (To Be Determined)
 - Address
 - City, State
2. At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

Administrative Approval for Minor Revisions

The Administrator shall have the authority at his/her reasonable discretion to administratively approve minor deviations in the plans, standards, and guidelines as requested by the Master Developer prior to the submission of a final development plan for each phase or pad area.

The boundaries/property lines included within the Village Green Commerce Center are subject to modification. The Master Developer may submit a commercial subdivision map, parcel map, or boundary line adjustment creating new parcel(s) or altering the shape of existing parcels that make up the Village Green Commerce Center without an amendment to this handbook. However, the overall acreage of the Specific Plan cannot increase without amendment to this handbook and the subsequent Comprehensive Plan Amendment process.

Design Flexibility

The final development plan, standards, and regulations contained in this handbook are intended to depict the nature and intensity of the development proposed within the Village Green Commerce Center. Sufficient flexibility provided by Washoe County shall be allowed for the Master Developer to permit detailed planning and design at time of actual development. The configuration and acreage of development parcels and phases may be altered at Master developer's discretion to accommodate detailed site conditions.

Omissions

In cases where the handbook does not specifically address a standard/subject, the provisions of the Washoe County Development Code, Washoe County Comprehensive Plan, Spanish Springs Area Plan, and/or Nevada Revised Statutes in effect at that time shall prevail.

Definitions

There are a variety of words and phrases that are used commonly throughout this Design Standards Handbook. The following is a brief list defining the terms that are carried on throughout this document:

1. **Administrator:** - "Administrator" shall mean the Washoe County Community Development Director or his/her lawfully designated representatives.
2. **Architect:** - "Architect" shall mean design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Master Developer, tenant, or user to design their building or tenant space, registered to practice architecture in the State of Nevada.
3. **County:** - "County" shall mean Washoe County, Nevada.
4. **Code:** - "Code" shall refer to the Washoe County Development Code and its adopted Articles.
5. **Design Standards:** - "Design Standards" shall refer to the contents of this handbook and any subsequent revisions approved by Washoe County.
6. **Master Developer:** - "Master Developer" shall mean Sierra Triple Net, LLC its successors or assigns, of all or part of this project.
7. **Project:** - The provisions for development of a Business and Industrial Park referred to as the Village Green Commerce Center.



Washoe County School District

425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425

Phone (775) 348-0200 * (775) 348-0304 * www.washoecountyschools.org

Board of Trustees: Barbara Clark, President * Dave Aiazzi, Vice President * Lisa Ruggerio, Clerk

Estela Gutierrez * John Mayer * Barbara McLaury * Howard Rosenberg * Pedro Martinez, Superintendent

03 June 2014

Sandra Monsalve, Senior Planner
Washoe County Planning & Development Division
1001 East Ninth Street
Reno NV 89512

RE: Village Green (MPA14-002 & RZA13-003)

Dear Ms. Monsalve,

The Washoe County School District appreciates the opportunity to provide input regarding the Village Green proposal. WCSD recently began incorporating additional development review criteria in order to provide comprehensive school impact statements regarding such projects. Our review includes, but is not limited to, any circumstance or condition that may impact school facilities, maintenance, operations, special programs, transportation and staffing levels at our school sites and support facilities.

Several factors influence the capacity and availability of space at an individual school. Due to the fluidity of elements such as the historical increase of special educational programs that are currently housed in numerous schools throughout the District, the placement of 6th grade students at either the elementary or middle school level, the extensive use of portable classrooms at all grade levels, and fluctuating demographics throughout the region, the District must recalculate school capacities and student generation factors frequently and cautiously. The District works closely with the University of Nevada's Center for Regional Studies as well as with all of the local jurisdictions to monitor new and proposed residential development.

Village Green Review

<u>Student Generation Factors-June 2014</u>	
<i>Village Green-Unknown number of New Single Family Units</i>	
Elementary Students	0.277 new students per unit
Middle School Students	0.064 new students per unit
High School Students	0.136 new students per unit

Spanish Springs ES (K-6) – Base capacity (w/1 portable unit-2 classrooms-in place) = 776
2013-2014 enrollment = 716

Shaw MS (7-8) – Base capacity (w/2 portable units-4 classrooms-in place) = 1,115
2013-2014 enrollment = 999

Spanish Springs HS (9-12) – Base capacity (w/5 portable units in place-10 classrooms) = 2,403
2013-2014 enrollment = 2,297

The District is using a total of eight (8) portable classrooms at the three schools that will serve this development. These facilities are intended to be used as temporary measures to accommodate additional students in anticipation of new schools or new additions to schools. Each unit is either 1,440 or 1,848 square feet and can accommodate approximately 50 students per unit (2 classrooms per unit). The oldest of these units is 29 years old and the newest

is 1 year old. In total, approximately 400 students occupy these temporary classrooms at Spanish Springs ES, Shaw MS and Spanish Springs HS.

When the capacity of the permanent school facility is exceeded, there are often space limitations in cafeterias, multi-purpose rooms, computer labs and gymnasiums. Parking, teacher work space and playground/recreational fields are also often compromised to make room for portable classroom units.

Financial Impact:

The Washoe County School District does not have a funding source for new construction or capital improvement needs beyond the currently allocated funds remaining in the now-expired 2002-2012 Rollover Bond Program. These rollover bond funds will be completely exhausted by the end of 2017. There is an estimated \$500 million of identified capital improvement needs throughout the District at this time. Included in this figure is over \$300 million of capital renewal needs. Capital renewal projects include the replacement or rehabilitation of vital facility site improvements including roofs, windows, boilers, HVAC systems, paving, security measures, and other improvements needed to keep facilities functioning and to adequately serve the 63,000 students of Washoe County.

During the 2013 Nevada Legislative Session, the Washoe County School District proposed Assembly Bill 46, which would have generated approximately \$20 million per year to augment the remaining Bond funds for the most urgent capital renewal needs. These proceeds would not have included any funds for construction of new schools. Assembly Bill 46 was ultimately defeated by the Washoe County Commission at the end of 2013.

Options Available to the District:

The Washoe County School District has no legal authority under Nevada State Law to compel any developer to donate improvements to mitigate school impacts caused by new residential development. At the tentative map stage of development, the District can request a school site set-aside in accordance with NRS 278.346, which requires the District to pay for appraisals, the cost of the land, and to agree to a sunset clause that allows the original land owner to re-acquire the property if it is not put to use as a school site within ten years of purchase by the District. This step would also require the construction of a new school, which is not currently financially viable for the District.

In the event of an over-capacity situation at any school, the primary option available to the District is to send such students to the nearest school(s) with available seats, which would entail bussing such students to one or more schools. This can often involve rezoning efforts within the community which can be costly and contentious.

The District hopes this analysis is useful to the Washoe County Planning Commission and the Washoe County Commission in making a decision about the Village Green project. Thank you for the opportunity to comment.

Michael S. Boster

School Planner

Washoe County School District Capital Projects

14101 Old Virginia Road

Reno NV 89521

775.789.3810

cc: Pete Etchart; Mark Stanton; Joe Gabica; Randy Baxley; Lindsay Anderson



Community Services Department

Planning & Development Division

Regional Parks & Open Space

TO: Sandra Monsalve, Sr. Planner

FROM: Jennifer Budge, CPRP, Park Planner

DATE: May 30, 2014

SUBJECT: STN 365 Calle Group, LLC (MPA14-002 & RZA14-003)

The proposed development lies within Park District 2C and is adjacent to an existing and heavily used natural surface equestrian trail corridor that currently exists along the right-of-way on the south side of Calle de la Plata. The trail exists along the northern portion of the parcel and can easily be seen on aerial maps. The trail corridor is identified in the Park District 2C Master Plan and the Spanish Springs Area Plan and should be incorporated in a future trails plan as part of any future development.

In accordance with NRS 278.4983, future development may generate funds (maximum of \$1,000 per proposed dwelling unit) in Residential Construction Tax (RCT) for Park District 2C. This RCT will be utilized in compliance with NRS at park facilities in the vicinity of the project area.

FUTURE Recommended Conditions of Approval (at the time of design and construction)

1. **TRAIL EASEMENT:** A 20'-30' non-motorized (equestrian and pedestrian) public access trail easements shall be provided as part of the project. Easement may be relocatable to ensure compatibility within the development. Trail should provide east-west connectivity near the northern parcel boundary alongside of Calle de la Plata.



Spanish Springs Citizen Advisory Board

MEMORANDUM

To: Sandra Monsalve, Staff Representative
From: Allayne Donnelly-Everett, Administrative Recorder
Re: MPA14.002 and RZA14-003
Date: July 19, 2014

Master Plan Amendment Case Number MPA14-002 – Sandra Monsalve, Senior Planner Washoe County Planning and Development presented the request to consider an amendment to the Master Plan map, a component of the Spanish Springs Area Plan by changing the Master Plan designation from Industrial (I) to Rural Residential (RR), and removing the subject parcel from the Village Green Commerce Center Specific Plan; and all Specific Plan maps related thereto;

AND

Regulatory Zone Amendment Case Number RZA14-003 – Discussion and recommendations on the request to consider an amendment to the Spanish Springs Regulatory Zone map. The amendment request would re-designate Assessor's Parcel Number 534-561-09 from the Regulatory Zone category of Industrial (I) to Low Density Rural (LDR), on a ±10.45 acre property. The proposed Regulatory Zone Amendment would decrease the Spanish Springs Citizens Advisory Board overall development intensity from industrial to large-lot residential. The subject property is located 365 Calle De La Plata, approximately 1,500 feet east of the intersection of Pyramid Hwy. and Calle De La Plata. To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan and Village Green Commerce Center Specific Plan are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments. Applicant: STN 365 Calle Group, LLC, Attn: Randy Kuckenmeister, was available to address questions and concerns. Contact Staff Representative; Sandra Monsalve, AICP, Senior Planner Community Services Planning and Development. 775.328.3608 E-mail: SMonsalve@washoecounty.us with further questions and concerns. The application is tentatively scheduled to be heard by the Planning Commission Tuesday, August 5, 2014. Ms. Monsalve stated that this proposed project is not the old Village at the Peak. One 10 acre parcel has a dwelling and the property owners have asked that this property be rezoned low density residential, one house per ten acres. Mr. Kuckenmeister, CPA stated that the property can not be sold at this time due to the fact that the property is industrial zoned and the owners can not get a bank financing in the present zoning. There was no provision in the Specific Plan to grandfather in residential use. The applicant would like to leave the property in its current use. **MOTION:** Catherine Gustavson moved to recommend approval of MPA14-002 and RZA14-003 as presented. James Scivally seconded the motion. The motion carried unanimously.

Comments and Concerns

- In response to questions raised, Ms. Monsalve stated that the previous zoning was general rural residential, one dwelling per forty acres.
- In response to questions raised, Ms. Monsalve stated that there is no commercial development on the east side of Pyramid Hwy.
- Support was stated for approving the request to change the zoning back to the original zoning from Industrial back to Rural Residential.
- Concerns were raised regarding any change to the Master Plan as setting a precedence for further changes that could have negative impacts to the local area including opening the door to the Village at the Peak..
- In response to concerns raised, the applicant stated that a purchaser would be aware that the parcel with the dwelling would know that their property would be surrounded by light industrial zoning.
- Ms. Monsalve stated that Master Plan Amendments can be proposed by Washoe County or by private property owners. This request just returns the property to it's originally zoning. Any change to the Master Plan must go through the public hearing process.
- Ms. Monsalve stated that standards require that this property have buffering per the development code.
- Mr. Kuckenmeister stated that his firm represents another property owner and they do not see that development of the property is currently not viable.
- Catherine Gustavson stated that she spoke with Commissioner Hartung and in his opinion, any reversal of zoning is a good thing.

cc: David Espinosa, Chair
Vaughn Hartung, Commissioner
Al Rogers, Constituent Services
Andrea Taverer, Constituent Services

Monsalve, Sandra

From: Lois Clarke Kolbet [lois@averyniceday.com]
Sent: Tuesday, July 08, 2014 12:01 PM
To: Monsalve, Sandra
Subject: RZA14-003

Dear Sandra -

This is to state that I am delighted with the proposal to return parcel 534-561-09 back to rural residential. This continues the current use of the property as a single family residence without increasing the density and will allow a buyer to get financing.

Lois Clarke Kolbet

775-772-7498

Monsalve, Sandra

From: Jill Savely [csavely@sbcglobal.net]
Sent: Friday, June 27, 2014 6:34 PM
To: Monsalve, Sandra
Subject: MPA14-002

I live at 305 Alamosa Drive. I support the approval of MPA14-002.
Carl Savely

Monsalve, Sandra

From: Jill Savely [csavely@sbcglobal.net]
Sent: Friday, June 27, 2014 6:40 PM
To: Monsalve, Sandra
Subject: Fw: MPA14-002

On Friday, June 27, 2014 6:33 PM, Jill Savely <csavely@sbcglobal.net> wrote:

I live at 305 Alamosa Drive. I support the approval of MPA14-002.

Carl Savely

I also support the approval of RZA14-003.

(Rev. 9-9-14)

Staff Report: Master Plan Amendment MPA14-002 STN 365 Calle Group, LLC (Village Green)

Exhibit G

Motion and Findings to Adopt Master Plan Amendment.

Motion:

I move that after giving reasoned consideration to the information in the staff report and testimony and evidence produced at the public hearing, the Washoe County Planning Commission make the following findings and based on those findings approve Resolution Number 14-_____ adopting amendments to Washoe County Master Plan Spanish Springs Area Plan (MPA14-002) attached as Exhibits B and C to the Staff Report.

I move to make the following findings as numbered and listed on pages 24-26 of the Staff Report as they are applicable to the proposed amendments:

- Findings _____ (indicate which findings # 1 - 6) as required by Washoe County Code Article 820; and,
- Findings 7 through 18 as required by the Spanish Springs Area Plan.

#	Reference	Finding	Notes
Findings required by Washoe County Code 110.820.15(d) (indicate at least three)			
1.	110.820.15(d)(1)	The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan	
2.	110.820.15(d)(2)	<u>Compatible Land Uses.</u> The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.	
3.	110.820.15(d)(3)	<u>Response to Changed Conditions.</u> The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.	
4.	110.820.15(d)(4)	<u>Availability of Facilities.</u> There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.	
5.	110.820.15(d)(5)	<u>Desired Pattern of Growth.</u> The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.	
6.	110.820.15(d)(6)	<u>Effect on Military Installation.</u> The proposed amendment will not affect the location, purpose and mission of any military installation.	

#	Reference	Finding	Notes
Findings required by Spanish Springs Area Plan (all findings must be made)			
7.	SS 17.1.a	The amendment will further implement and preserve the Vision and Character Statement.	
8.	SS.17.1.b	The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.	
9.	SS17.1.c	The amendment will not conflict with the public's health, safety or welfare.	
10.	SS17.2.a	A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.	
11.	SS17.2.b	A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the unincorporated Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.	
12.	SS.17.2.c	Not applicable.	
13.	SS.17.2.d	For residential land use intensifications the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS 1.2.	
14.	SS.17.2.e	If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.	

#	Reference	Finding	Notes
15.	SS.17.2.f	If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.	
16.	SS.17.2.g	Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2	
17.	SS.17.2.h	If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.	
18.	SS.17.2.i	Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue with the conditions of the special use permit or otherwise to continue operation of its permitted activities.	

8. Planning Items and Public Hearings

Agenda Item 8A

PUBLIC HEARING: Master Plan Amendment Case Number MPA14-002 (Village Green Commerce Center) – To consider a request to amend Appendix D, Village Green Commerce Center Specific Plan, within the Spanish Springs Area Plan to (1) remove APN: 534-561-09 (located at 365 Calle De La Plata) from the Specific Plan and modify the maps, buffering and other development standards and phasing of the remaining properties; and (2) re-designate the Master Plan category of APN: 534-561-09 from Industrial (I) to Rural Residential (RR); and (3) make the appropriate changes on all Spanish Springs Area Plan maps related thereto.

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan and the Village Green Commerce Center Specific Plan are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: STN 365 Calle Group, LLC
Attn: Randy Kuckenmeister
- Property Owner: STN 365 Calle Group, LLC
Attn: Randy Kuckenmeister
- Location: 365 Calle De La Plata
Sparks, NV 89441
- Assessor's Parcel Number: 534-561-09
- Parcel Size: ±10.45 acres
- Current Master Plan Designation: Industrial (I)/Specific Plan – Village Green Commerce Center
- Proposed Master Plan Designation: Rural Residential (RR)
- Current Regulatory Zone: Industrial (I) within the Village Green Commerce Center Specific Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Portions of SE ¼ Section 23, & NE ¼ Section 26, T21N, R20E, MDM, Washoe County, NV
- Staff Representative: Sandra Monsalve, AICP, Senior Planner
- Phone: 775-328-3608
- Email: smonsalve@washoecounty.us

Sandra Monsalve reviewed her staff report dated September 10, 2014. Commissioner Chvilicek asked how feathering and adjacency would be addressed as this one ±10 acre parcel zoned Medium Density Rural is adjacent to Industrial zoned property. Ms. Monsalve said that Appendix D of the Spanish Springs Area Plan is a specific plan called Village Green Commerce Center Specific Plan, a development agreement with Washoe County Board of County Commissioners and lays out the whole project. The applicant had amended Appendix D by

removing this property and changing the buffering and landscaping as the rest of the properties, if any, build out. Chair Edwards asked if this would put a burden on the surrounding Industrial parcels. Ms. Monsalve said the house will remain on the parcel but will not be zoned Industrial or be under the Master Plan designation of Industrial.

Chair Edwards opened public comment. There were two requests for public comment. Dan Herman lives three or four lots away from this parcel. He is for the zone change but thinks the property was zoned General Rural before it was changed to Industrial. He would prefer the zoning be changed back to General Rural as this would only allow for one house on 10 acres instead of Medium Density Rural which would allow the property to become two – five acre parcels. John Bradbury supports the change in zoning of the property. Chair Edwards asked Ms. Monsalve if changing back to General Rural zoning was one of the considerations of the applicant or does it not fit with the overall plan for that area. Ms. Monsalve said that before 1993 the parcels were zoned as 10 acre lots. Under the new development code they were changed to General Rural which is a 40 acre lot size. Due to development code changes this property is a “legal nonconforming lot” and the best zoning to fit would be the Medium Density

Rural which is five acre zoning. This property, in the future, could be subdivided into two – five acre parcels. Chair Edwards asked the applicant’s representative, Chris Coombs, if the applicant planned to subdivide the property. Mr. Coombs said, no, the owners got the property back due to for-closure and would like to sell the property, not develop it. They are going through this process so buyers would have bank financing available. Chair Edwards closed public comment.

Chair Edwards asked each Commissioner to state which findings they could or couldn’t make.

Commissioner Barnes said he could make all findings to adopt.

Commissioner Chesney said he could make all findings to adopt.

Commissioner Prough said he could make all findings to adopt.

Commissioner Chvilicek said she could make all findings to adopt.

Commissioner Horan said he could make all findings to adopt.

Chair Edwards said he could make all findings to adopt.

Chair Edwards moved that after giving reasoned consideration to the information in the staff report and testimony and evidence produced at the public hearing, the Washoe County Planning Commission make the following findings and based on those findings approve Resolution Number 14-_____ adopting amendments to Washoe County Master Plan Spanish Springs Area Plan (MPA14-002) attached as Exhibits B and C to the Staff Report.

I move to make the following findings as numbered and listed on pages 24-26 of the Staff Report as they are applicable to the proposed amendments:

- Findings _____ (indicate which findings # 1 - 6) as required by Washoe County Code Article 820; and,
- Findings 7 through 18 as required by the Spanish Springs Area Plan.

#	Reference	Finding	Notes
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Findings required by Washoe County Code 110.820.15(d) (indicate at least three)

1.	110.820.15(d)(1)	The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan	
2.	110.820.15(d)(2)	<u>Compatible Land Uses.</u> The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.	
3.	110.820.15(d)(3)	<u>Response to Changed Conditions.</u> The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.	
4.	110.820.15(d)(4)	<u>Availability of Facilities.</u> There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.	
5.	110.820.15(d)(5)	<u>Desired Pattern of Growth.</u> The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.	
6.	110.820.15(d)(6)	<u>Effect on Military Installation.</u> The proposed amendment will not affect the location, purpose and mission of any military installation.	

#	Reference	Finding	Notes
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Findings required by Spanish Springs Area Plan (all findings must be made)

7.	SS 17.1.a	The amendment will further implement and preserve the Vision and Character Statement.	
8.	SS.17.1.b	The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.	
9.	SS17.1.c	The amendment will not conflict with the public's health, safety or welfare.	
10.	SS17.2.a	A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.	

11.	SS17.2.b	A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the unincorporated Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.	
12.	SS.17.2.c	Not applicable.	
13.	SS.17.2.d	For residential land use intensifications the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS 1.2.	
14.	SS.17.2.e	If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.	

#	Reference	Finding	Notes
15.	SS.17.2.f	If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.	
16.	SS.17.2.g	Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2	
17.	SS.17.2.h	If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning	

		Commission upon request of the Washoe County Board of Trustees.	
18.	SS.17.2.i	Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue with the conditions of the special use permit or otherwise to continue operation of its permitted activities.	

Commissioner Horan seconded the motion to approve which carried unanimously.

Agenda Item 8B

PUBLIC HEARING: Regulatory Zone Amendment Case Number RZA14-003 (Village Green Commerce Center) – To consider a request to amend the Spanish Springs Regulatory Zone map. The amendment request would re-designate APN: 534-561-09 from the Industrial (I) regulatory zone to the Medium Density Rural (MDR) regulatory zone on a ±10.45 acre property. The proposed regulatory zone amendment would decrease the overall development intensity on the property from industrial to large-lot residential. The subject property is located at 365 Calle De La Plata, approximately 1,500 feet east of the intersection of Pyramid Lake Highway and Calle De La Plata.

To reflect changes requested within this application and to maintain currency of general area plan data and planning area data, administrative changes are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: STN 365 Calle Group, LLC
Attn: Randy Kuckenmeister
- Property Owner: STN 365 Calle Group, LLC
Attn: Randy Kuckenmeister
- Location: 365 Calle De La Plata
Sparks, NV 89441
- Assessor's Parcel Number: 534-561-09
- Parcel Size: ±10.45 acres
- Current Master Plan Designation: Industrial (I)/Specific Plan – Village Green Commerce Center
- Proposed Master Plan Designation: Rural Residential (RR) (as requested under Master Plan Amendment Case Number MPA14-002, Village Green Commerce Center Specific Plan)
- Current Regulatory Zone: Industrial (I)
- Proposed Regulatory Zone: Medium Density Rural (MDR)
- Area Plan: Spanish Springs

- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Portions of SE ¼ Section 23, & NE ¼ Section 26, T21N, R20E, MDM, Washoe County, NV
- Staff Representative: Sandra Monsalve, AICP, Senior Planner
- Phone: 775-328-3608
- Email: smonsalve@washoecounty.us

Sandra Monsalve reviewed her staff report dated September 9, 2014. Chair Edwards opened public comment. There were two requests for public comments. John Bradbury attended CAB meeting and supports zoning change. Dan Herman would like zoning to stay at 10 acre parcels. Chair Edwards closed public comment.

Commissioner Chvilicek moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommends adoption of Regulatory Zone Amendment Case No. RZA14-003 having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15 and having made the findings in accordance with the Spanish Springs Area Plan, Policy SS.17.1 for Plan Maintenance:

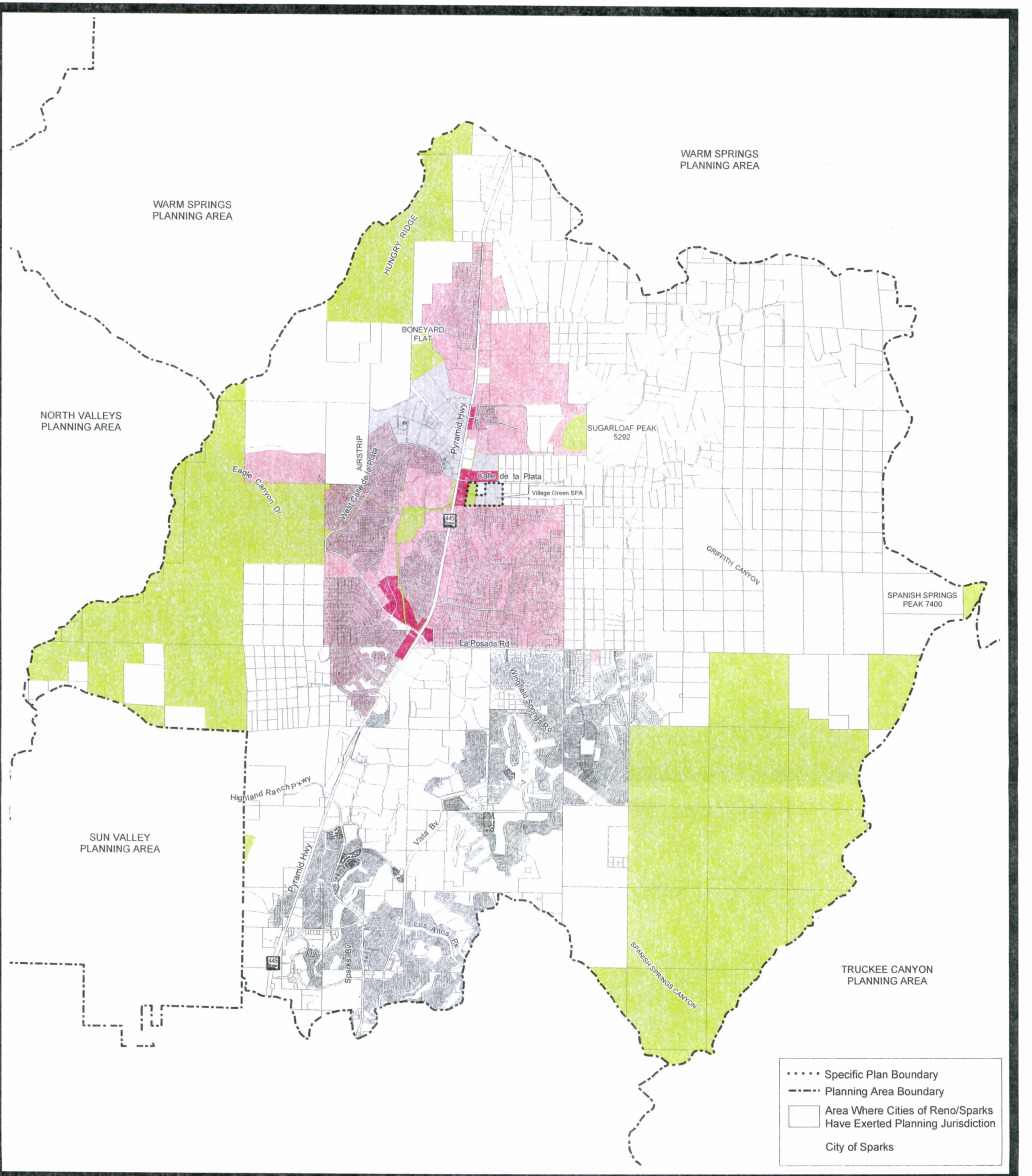
1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

AND,

Findings of Policy SS.17.1 (a)(b)(c) of the Spanish Springs Area Plan

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

Commissioner Chesney seconded the motion to approve which carried unanimously.



SPANISH SPRINGS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

SOURCE : Planning and Development Division

PC Date:
BCC Date:

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.



0 1,150 2,300 4,600
Feet

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

DATE _____ DIRECTOR _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600